

HOUSING ELEMENT

PURPOSE

The purpose of the Yucca Valley Housing Element is to provide a comprehensive understanding of the housing needs within the Town and to set forth policies and programs that will enable the Town to reach its defined housing goal. In order to ensure that a safe and decent place to live, within a satisfactory environment, is provided for Yucca Valley residents, the housing element promotes a closer coordination of housing policies and programs at local, state and federal levels, as the attainment of housing goals depends upon the shared commitment of all levels of government.

BACKGROUND

Within the context of the General Plan, the Housing Element functions as an integral part of a comprehensive growth plan. A broad range of information provides an indication of the interrelationship of the Town government and its various activities, particularly land use policies, and the planning for and development of the community's housing stock. As it manages development, the Town must balance the need to assure adequate housing for all current and future members of the community against the need to provide and support existing and anticipated levels of public services and facilities. The Housing Element, therefore, directly relates to the amount and location of commercial and industrial development, the type and intensity of land uses, and the amount of housing development established through land use designations in the Land Use Element, and to the amount of restricted lands and open space, with very limited or no potential for housing development, established in the Land Use and Open Space, Mineral, Energy and Conservation Elements. The ability of the Town to provide public services to the community, as outlined in the Public Building, Facilities, and Utilities Element also correlates with the content of the Housing Element. In addition, the Housing Element relates to the transportation routes and availability of adequate roadways established in the Circulation Element, the maintenance of an adequate jobs to housing ratio established in the Economic Development Element, and the protection of sensitive receptors established in the Noise Element.

The Housing Element addresses the housing characteristics and needs of the Town, including but not limited to, a description of existing housing types, condition of existing units, overcrowding, overpayment, homelessness, and the sheer demand for affordable housing in the area. A separate discussion of the General Plan study area is included in appropriate portions of this Element. The study area establishes boundaries which extend to the north, east and west of the Town limits. The southern portion of the study area is consistent with that of the Town limits due to the close proximity of the Joshua Tree National Park, with the exception of the southwest corner which extends approximately one mile south of the existing limits. To the north, west and east, the study area extends approximately two to three miles from the existing Town limits. More specific boundaries include: Sunny Vista to the southeast, Sunset Road to the northeast, Aberdeen Drive to the north, extending to LaBrisa Drive near Highway 247. The western area includes Pioneertown, the Sawtooths and Little Morongo Heights, and the Town limits to the South (Please see Exhibit I-2 in the Introduction, which provides a map of the study area boundary).

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

- (1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- (4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the

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General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs. Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

- (a) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
- (b) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
- (d) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include the following:

- (1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs and an assessment of existing affordable housing developments.
- (2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

For purposes of this Housing Element, the term "previous planning period" is defined as the period from December 1995 through December 1999.

PREVIOUS HOUSING ELEMENT EVALUATION

The Town of Yucca Valley adopted its first Housing Element in December of 1995. The Department of Housing and Community Development certified that the Housing Element was in compliance with State law at that time.

This section of the Housing Element reviews the goals, policies and programs adopted in 1995, and assesses their effectiveness. The previous Element contained 12 policies, which are restated below, and a large number of programs. The programs are summarized immediately following the policy they implemented. As in the original Element, policies and programs are grouped together and discussed together.

Goal 1

The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.

Since its adoption in 1995, the Town has seen the construction of 128 new single family residences. No new apartments have been constructed during this time. The housing units were not subsidized, and can be characterized as being in the moderate and high income categories. The construction of single family units over multi-family structures continues the somewhat rural nature of the community. In 1990, the Town was experiencing a vacancy rate of 12%. In 1999, the vacancy rate was 11.73%, reflecting little change in the residential profile of the Town.

Goal 2

The development of affordable housing projects in the Town of Yucca Valley for very low, low and moderate income households to meet the community's needs.

As stated above, 128 dwelling units were constructed in the Town during the previous planning period. There were no very low or low income units constructed during this time period. Clearly, building activity in the Town, at an average annual rate of 26 dwelling units, has not been significant. The Town's rural location and resulting limited growth rate continue historic trends of limited growth and activity.

In addition to these units, the Unity Homes project, which converted four previously vacant duplexes into a shelter for very low and low income battered women and their children, was opened during this time period. Further detail on the shelter can be found below.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Programs under this Policy included the use of housing set-aside funds for Home Improvement Program loans and grants; the enforcement of the Uniform Building Code; and the development of a rehabilitation program for multi-family units.

Although the Town has established a Redevelopment Agency and Project Area, the limited growth in the area, coupled with the recessionary economy experienced through the mid-1990's, has resulted in limited tax increment for the Town. The Town's Redevelopment agency collects \$43,000.00 in set-aside funds, \$33,000 of which are assigned to the payment of debt service for a bond issue which occurred since adoption of the previous Element. There are therefore limited funds available for the establishment of a Home Improvement Program. In response to this, the Town has coordinated and participated with the County of San Bernardino in their Home Repair Program. The Town does, however, wish to maintain the program in the Housing Element, and establish its own program as set-aside funds become available.

The Town enforces the Uniform Building Code, and as a result has caused 21 units to be demolished in the previous planning period. These units had been boarded up for some time, and constituted a health and safety risk. All new housing units are required to meet the requirements of the currently adopted Building Code, in order to ensure that the Town's residents have a safe place to live.

Finally, the limited funds available for the provision of housing have prevented the Town from activating a rehabilitation program for multi-family dwellings. Requests for assistance have been routed to the County of San Bernardino, which operates similar programs.

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Programs associated with this Policy included the preparation of an inventory of all land suitable for residential development; and the provision of a broad ranges of General Plan and Zoning designations, which can accommodate a full range of housing types.

The inventory of lands available for housing was included in the previous Housing Element. It has been updated for the current planning period, and clearly shows the limited amount of building activity in the Town in the last five years.

The land use designations contained in both the General Plan and Development Code allow for the construction of mini-ranches on one-half acre lots, through apartments with a density of 14 units per acre. With the addition of a senior or affordable housing bonus, as adopted by the Town and allowed by State law, up to 18 units is possible on R-M-14 lands. The Town has therefore met the intent of this program, and provides for all types of housing through its General Plan and Development Code.

Policy 3

Meet the housing needs of the low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Programs adopted in conjunction with this Policy included the provision of density bonuses for very low and low income unit construction; establishment of a regular contact with the San Bernardino Housing Authority regarding Section 8 and HOME programs; working with private organizations in providing handicapped-accessible housing; enforcement of the federal Fair Housing Act; establishment of a cooperation agreement with the County to participate in the Hope III Program on County-owned lands within the Town; and establishing zoning requirements to allow homeless and transitional housing in the Development Code.

There have been no requests from the development community to implement the density bonus program for very low and low income housing units. The Town, however, wishes to maintain this provision in the current planning period.

The Town has established a working relationship with the County of San Bernardino. There are currently 37 Section 8 households in the Town, and 30 county subsidized housing units.

The Angel View Crippled Children's Foundation, which provides housing for handicapped residents, does have housing units outside the Town limits. The Town wishes to establish a continued relationship with this organization in the current planning period.

Written information on the Fair Housing Act is distributed at Town Hall and the Library. City staff is also able to direct residents to the County Housing Authority when necessary.

The 11 acre parcel owned by the County has not been constructed upon, and no active plans for construction are under consideration at this time. The Town will continue to work with the County in this regard in the current planning period.

There is no homeless shelter in the Town at this time. Several churches and charitable organizations provide food for the homeless. The Unity Homes project, described earlier, has, however, been developed to provide transitional housing to battered women and their children. In addition, to the 45 day residential program available there, the organization provides transitional housing throughout the community for these families. All participants are very low or low income families.

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Related programs under this Policy included the expeditious allocation of housing set-aside funds; the establishment of a Mortgage Assistance Program; the provision of assistance to the development community in applications for state and federal funding for affordable housing programs; the preparation and distribution of brochures on available assistance programs; the use of CDBG funds to assist handicapped households; and the potential use of housing set-aside funds in purchasing or assisting in the purchase of at-risk units.

The Town has, as part of its annual budget process and revenue forecasting cycle, assigned set-aside funds in an expeditious manner during the previous planning period, and will continue to do so.

As previously stated, the Town's set-aside funds are currently very limited. In lieu of its own programs, the Town has, and will continue to participate in the County's available programs, until such time as set-aside funds are available.

One project was known to have been seeking State funds during the previous planning period. The Town expeditiously processed requests from the developer for information, but the project was ultimately not

funded. The Town will continue to assist the development community when the need arises.

The Town has secured publications from the County of San Bernardino which detail the latter's programs for low income and senior households. Those publications are made available at Town Hall, and distributed upon request.

Community Development Block Grant Funds have not been available to assist in the provision of housing for handicapped persons.

There have not been any at-risk units put up for sale during the previous planning period. The Town will, however, maintain this program for future use, should it arise.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

The program under this Policy requires the Town to implement relocation programs should a mobile home park be converted to another housing type.

No mobile home park was converted during the previous planning period. The Town will, however, maintain this program should the need arise.

Policy 6

To ensure the provision of housing that is efficient in its use of energy and natural resources.

The program under this Policy requires the implementation of energy efficient measures in new construction and rehabilitation.

The Town implements the Uniform Building Code, and regularly updates it, ensuring the use of the latest technologies in building design.

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

The program under this policies requires the adoption of a PUD ordinance which allows for flexibility in development to encourage open space.

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The Town adopted a Planned Residential Development permit ordinance during the previous planning period which allows such flexibility. In addition, the Town has adopted standards for Specific Plans, which also allow for the creative use of development standards to preserve open space areas.

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

The programs under this Policy include a requirement that Specific Plans provide senior and affordable housing; the encouragement of infill development; and the requirement for relocation of displaced residents when units are demolished.

As previously stated, the Town adopted Specific Plan standards and incorporated them into its Development Code. No Specific Plan has been processed in the previous planning period.

Although there have been no direct loans or grants made for this purpose, development of housing in the previous planning period occurred on previously subdivided lots in existing neighborhoods. No new tract maps were processed during this time.

Program 8.C, which requires relocation of displaced residents, is a restatement of program 5.A (see above). It has not been implemented, and will be combined in the current planning period's Element update.

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

The programs which implement this Policy include the support through direct funding or bonding assistance for large units; and the promotion of second units through publications made available at Town Hall.

Since there have been no multi-family projects built in the Town during the last planning period, this program has not been implemented. The Development Code was amended to include specific standards for second unit development.

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

The programs established to implement this Policy include the establishment of programs of grants and loans for seniors who wish to rehabilitate their homes; the provision of assistance to the development community for affordable senior projects; the relocation of mobile home residents should a park be converted; the provision of a density bonus for projects which deed restrict for senior households; and the Town working with private parties in obtaining financing for senior and affordable housing project expansion.

The Town has been working with the County Housing Authority to provide assistance to seniors in rehabilitation of their units, since set-aside funds within the Town are currently very limited. The Town will preserve this program, however, for implementation in the future.

Program 10.C, which requires relocation of displaced residents, is a restatement of program 5.A (see above). It has not been implemented, and will be combined in the current planning period's Element update.

No development has been proposed which would deed restrict its units to senior households. The Town wishes to preserve this program for future use, should the request be made.

Although there has been no activity implementing this program in the past planning period, the Town's Redevelopment Agency is working with private organizations to establish programs in the future.

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Two programs were adopted under this Policy, one which requires Specific Plans to include design standards for buffers; and one which requires residential projects to provide trails, sidewalks and other amenities.

As previously stated, the Town has amended its Development Code to include Specific Plan standards, which include provision of Open Space as a key component. In addition, the Town routes all development applications to the local transit provider for comment.

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

The program under this policy requires that all new affordable and senior projects incorporate transit options in their development plans.

As previously stated, all new development projects must be routed to the transit provider.

DEMOGRAPHIC INFORMATION

This section of the Housing Element of the Yucca Valley General Plan contains relevant demographic, household, and socioeconomic data. This information is based on data provided in the 1990 U.S. Census of Population and Housing and the California Department of Finance.

Historic and Current Population

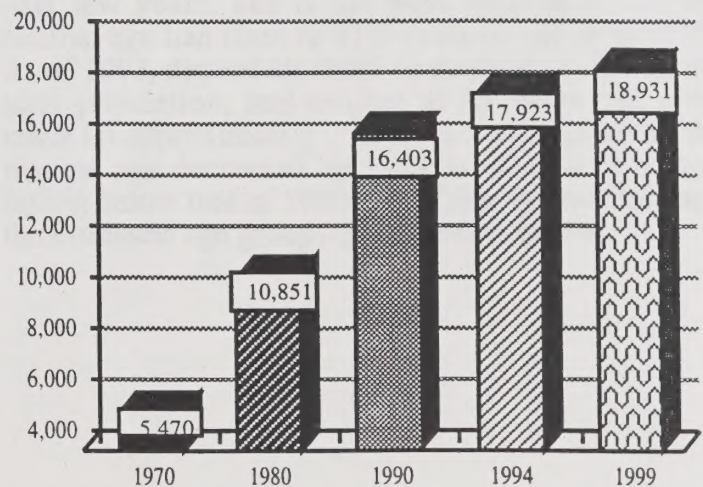
Based on Census Data, the population of Yucca Valley increased from 5,470 persons to 10,851 persons between 1970 and 1980, an increase of approximately 98 percent. According to the 1990 Census the population of Yucca Valley was 16,403 persons, a 51% increase from the 1980 population. The population as of January 1, 1994 was estimated by the California Department of Finance to be 17,923 persons. The Department of Finance population estimate for 1999 was 18,931. The following Table displays Town population based on U. S. Census tracts for 1970, 1980 and 1990. Population after incorporation, for 1992 through 1999, was provided by the California Department of Finance.

Table III-1
Population in Yucca Valley, 1970 through 1999

Year	Population
1970	5,470
1980	10,851
1990	16,403
1992	16,846
1993	17,035
1994	17,254
1995	18,533
1996	18,604
1997	18,492
1998	18,822
1999	18,931

Source: California Department of Finance 1992-1999, U. S. Bureau of the Census, 1970, 1980, 1990

Graph III-1
Town of Yucca Valley
Population from 1970 through 1999



Source: Urban Decision Decisions, Inc., Area Profile 1990 for the Yucca Valley Town Limits, Area Summary and the California Department of Finance, 1999.

The number of households has also increased steadily since 1970, from 2,761 to 7,104 in 1993, more than a 150% increase. It is further estimated that in 1999, there were 7,496 households in the Town, demonstrating the considerably slower growth experienced in the Town in the last decade. (Please refer to **Housing Characteristics** for a more detailed discussion of actual housing units).

General Plan Study Area

The population of the General Plan study area has increased at approximately the same rate as the Town. Within the study area, not including the area within the Town Limits, the population was 2,745 in 1990. The General Plan Study area experienced 13% growth from 1990 to 1993, increasing to 3,100 persons, approximately 4% per year. From 1993 to 1996, it is estimated that the population increased by 12%, to 3,472.

Population by Age Group and Ethnicity

The median age in Yucca Valley as of 1990 was 40.8 years. Table III-2 presents the number of persons in various age ranges and the percent of total population for each group.

Table III-2
Age Distribution of Yucca Valley-1990

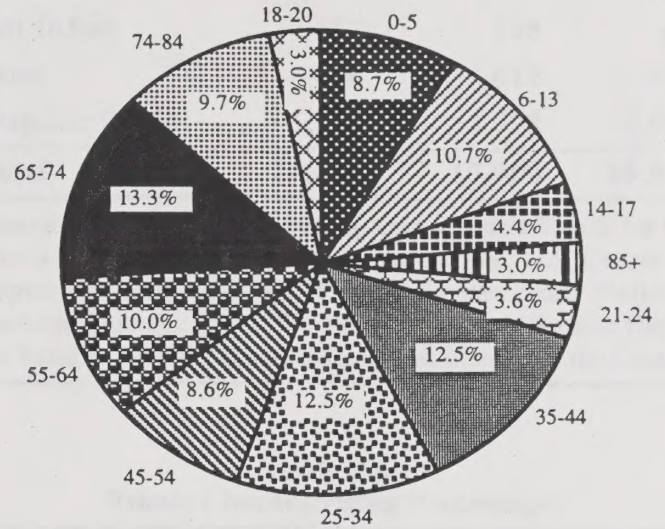
Age	Number	% of Total
0-5	1,422	8.7%
6-13	1,751	10.7%
14-17	715	4.4%
18-20	484	3.0%
21-24	591	3.6%
25-34	2,048	12.5%
35-44	2,056	12.5%
45-54	1,412	8.6%
55-64	1,645	10.0%
65-74	2,186	13.3%
75-84	1,598	9.7%
85+	495	3.0%
Total	16,403	100 %

Source: 1990 U.S. Census of Population and Housing

This Table and the following Graph illustrate the age characteristics of the Yucca Valley community in 1990. These numbers show that in 1990, dependent children made up approximately 23.8% of the total population,

and seniors of 65 years and older make up about 26%, with 36% of the population at 55 years and older.

Graph III-2
Town of Yucca Valley
Age Distribution 1990



Source: 1990 U.S. Census of Population and Housing

These age characteristics have varied slightly over the past few years, and it has been estimated that the median age had risen to 41.8 years of age as of 1993. As of 1993, dependent children made up 24.2% of the total population, and seniors of 65 years and older made up approximately 27.9%. It is estimated that the median age decreased by 1998 to 40.4 years of age, falling below that of 1990. The Table below illustrates the estimated age groups in the Town in 1998.

Table III-3
Age Distribution of Yucca Valley-1998

Age	Number	% of Total
0-5	1,350	7.13%
6-13	2,548	13.46%
14-17	657	3.47%
18-20	564	2.98%
21-24	680	3.59%
25-34	2,096	11.07%
35-44	2,276	12.02%
45-54	2,137	11.29%
55-64	1,564	8.26%
65-74	2,179	11.51%
75-84	2,149	11.35%
85+	848	4.48%
Total	18,931*	100%

Source: National Decision Systems, 1999

*Does not total due to rounding.

Ethnic Characteristics

The Town of Yucca Valley, along with the entire Morongo Basin, is primarily a Caucasian community. Although the number of minorities has increased over the past few years, it is projected that the White population will continue to make up over 90% of the Town's total population. The following two tables illustrate the current and projected number and percentage of each ethnic group in the Town of Yucca Valley.

Table III-4
Ethnic Characteristics Distribution-1990, 1996, 1999

Race	1990	1996	1999
White	15,356	17,651	17,365
Black	213	398	239
Asian/Pac. Is	228	367	328
Am Indian	170	148	n/a
Other	436	612	999
Hispanic Origin	1,148	1,728	2,099
Total	16,403	17,900	18,931

Source: Urban Decision Systems, Demographic Trends for the Yucca Valley Town Limits, based on the 1990 U.S. Census of Population and Housing. 1999 estimates from National Decision Systems, July 1999. Note: Persons of Hispanic Origin are listed in both White and Hispanic calculations in the Census.

Table III-5
Ethnic Characteristics Percentages

Race	1990	1996	1999
White	93.6%	91.5%	91.73%
Black	1.3%	2.3%	1.26%
Asian/Pacific Is.	1.4%	2.1%	1.73%
American Indian	1.0%	0.7%	n/a
Other	2.7%	3.3%	5.28%
Hispanic Origin	7.0%	9.6%	11.09%
TOTAL	100%	100%	100%

Source: Urban Decision Systems, Demographic Trends for the Yucca Valley Town Limits, based on the 1990 U.S. Census of Population and Housing. 1999 estimates from National Decision Systems, July 1999. Note: Persons of Hispanic Origin are listed in both White and Hispanic percentages in the Census.

Household Size

In the Town of Yucca Valley, the average household size was estimated in 1970 at 2.21 persons. With continued population growth and limited construction, the average household size continued to increase, reaching 2.25 persons by 1980 and 2.35 persons by 1990. The average household size is estimated to have increased again in 1993 to 2.49 persons per household¹. In 1999, this number had increased to 2.482 persons per household². However, these numbers are comparatively low, as in 1990, the state of

California's average household size was 2.8 persons, less than that projected for 1999 in the Town of Yucca Valley, thereby emphasizing the rural character of the community³. Nonetheless, this trend clearly points to the broadening of family households versus strong historic retirement-oriented household formation.

The Town of Yucca Valley has, over the years, attracted older residents. Since 1970, following the trend in family household formation, the median age of the community has decreased from 56.6 years of age in 1970 to 40.8 years in 1990⁴. The median age in 1999, at 41.34, a slight increase from 1990 is still comparatively higher than that of the state for 1990 which was 33.2 years of age⁵.

Per Capita and Median Household Incomes

Along with the expansion of housing units and population has come an increase in the per capita and median household income. The per capita income levels increased from \$3,083 in 1970 to \$6,692 in 1980. From 1980 to 1990, the per capita income again increased to \$13,697, a gain of 105%. The per capita income level in 1999 was estimated to be \$15,204, a 11% increase from the 1990 income level⁶.

The median household income in the Yucca Valley area has also shown significant increases over the last twenty years. In 1970, the median household income was \$4,860. Median household income had increased to \$23,741, approximately a 17% annual increase, in 1996. The estimated median household income in 1999 was \$24,705⁷.

Although these increases indicate an active economy, the median household income for 1990 of \$23,741 was still considerably lower than that of San Bernardino County and the State of California, which were estimated to be \$36,500 and \$39,598, respectively. The following table shows the housing income distribution for Yucca Valley in 1990.

**Table III-6
Income Distribution by
Household-1990/1996/1999**

Income	Households		
	1990	1996	1999
\$0-\$4,990	326	147	274
\$5,000-\$14,999	1,877	1,213	1,907
\$15,000-\$24,999	1,396	984	1,615
\$25,000-\$34,999	1,047	1,066	1,152
\$35,000-\$49,999	1,042	1,714	1,139
\$50,000-\$59,999	432	779	464
\$60,000-\$74,999	336	632	442
\$75,000-\$99,999	196	463	262
\$100,000-\$124,999	66	139	97
\$125,000-\$149,000	46	73	37
\$150,000+	87	147	107
Total:	6,851	7,104	7,496

Source: 1990 U.S. Census of Population and Housing.
1996 Projections from Urban Decision Systems, April 1,
1993. 1999 estimates by National Decision Systems, July
1999.

Employment Information

In 1990, a total of 5,512 persons residing in the Town of Yucca Valley were employed, of which 3,026 were considered to be white collar workers and 2,486 blue collar. The service, clerical, and professional and technical industries are largely represented in the Town, each employing over eight hundred persons in 1990. The following table shows the employment characteristics of the Town of Yucca Valley in 1990.

Table 10
Income Tax Returns
1960-1970

Income	1960	1970
0-1000	100	100
1000-2000	100	100
2000-3000	100	100
3000-4000	100	100
4000-5000	100	100
5000-6000	100	100
6000-7000	100	100
7000-8000	100	100
8000-9000	100	100
9000-10000	100	100
10000+	100	100
Total	1000	1000

Population Distribution

In 1960, the population of the Town of York was 1,100. The population of the Town of York in 1970 was 1,100. The population of the Town of York in 1980 was 1,100. The population of the Town of York in 1990 was 1,100. The population of the Town of York in 2000 was 1,100. The population of the Town of York in 2010 was 1,100. The population of the Town of York in 2020 was 1,100.

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For Capital and Medical Insurance

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Table III-7
Employment by Industry-1990

Industry	Number	% of Total
<u>WHITE COLLAR</u>	<u>3,026</u>	<u>54.9%</u>
Professional/Technicians	868	15.8%
Manager/Property	675	12.2%
Clerical	804	14.6%
Sales	679	12.3%
<u>BLUE COLLAR</u>	<u>2,486</u>	<u>45.1%</u>
Crafts	1,010	18.3%
Operatives	283	5.1%
Service	870	15.8%
Laborer	225	4.1%
Farm Worker	99	1.8%

Source: 1990 U.S. Census of Population and Housing.

The General Plan Study Area is expected to have employment characteristics similar to the Town of Yucca Valley, as it is immediately adjacent to the Town limits. Therefore, based on 1990 Census data for the Town of Yucca Valley, an estimate of 1993 employment by industry was calculated for the Town and the General Plan study area and is shown in the following table.

Employment in the Town of Yucca Valley in 1993 was similar to that of 1990, however, with the influx of large commercial companies, such as K-Mart and Wal-Mart, and other businesses and industries, Yucca Valley has developed a larger commercial base, and the availability of sales and service jobs has also expanded. Table III-9 shows the top employers in the Town of Yucca Valley in 1993.

Table III-8
Employment by Industry-1990
Town Limits and General Plan Study Area

Industry	Town Limits	General Plan
<u>WHITE COLLAR</u>	<u>3,026</u>	<u>506</u>
Professional/technicians	868	145
Manager/Property Mgmt.	675	112
Clerical	804	135
Sales	791	14
<u>BLUE COLLAR</u>	<u>2,487</u>	<u>284</u>
Crafts	1010	169
Operatives	283	47
Service	870	14
Laborer	225	38
Farm Worker	99	16

Source: Urban Decisions Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Table III-9
Top Employers in the Town of Yucca Valley 1999

Business	Estimated # of Residents Employed
Morongo Valley Unified School District	600
Crescent Healthcare	177
K-Mart Retail Stores	85
Von's Markets	70
Hi-Desert Star	70
Wal-Mart	260
JC Penney	30
Town of Yucca Valley	50
Hi-Desert Water District	34

Source: Telephone contacts, March 2000.

Table III-5
Employment by Industry, 1990

Industry	Number	% of Total
WATER SUPPLY	2,500	0.02
Electric, Gas, and Sanitary	15,000	0.15
Construction	600	0.01
Manufacturing	12,000	0.12
Transportation	10,000	0.10
Information	1,000	0.01
Health	1,000	0.01
Education	1,000	0.01
Government	1,000	0.01
Other	1,000	0.01
Total	100,000	1.00

Source: Bureau of Economic Analysis, 1991.

The Census Bureau (1991) reports that the total population of the United States in 1990 was 248,600,000. The population of the State of Texas was 16,980,000, or 6.8 percent of the total. The population of the State of Texas in 1990 was 16,980,000, or 6.8 percent of the total. The population of the State of Texas in 1990 was 16,980,000, or 6.8 percent of the total.

The Census Bureau (1991) reports that the total population of the United States in 1990 was 248,600,000. The population of the State of Texas was 16,980,000, or 6.8 percent of the total. The population of the State of Texas in 1990 was 16,980,000, or 6.8 percent of the total. The population of the State of Texas in 1990 was 16,980,000, or 6.8 percent of the total.

Table III-6
Employment by Industry, 1990

Industry	Number	% of Total
WATER SUPPLY	2,500	0.02
Electric, Gas, and Sanitary	15,000	0.15
Construction	600	0.01
Manufacturing	12,000	0.12
Transportation	10,000	0.10
Information	1,000	0.01
Health	1,000	0.01
Education	1,000	0.01
Government	1,000	0.01
Other	1,000	0.01
Total	100,000	1.00

Source: Bureau of Economic Analysis, 1991.

Table III-7
Employment by Industry, 1990

Industry	Number	% of Total
WATER SUPPLY	2,500	0.02
Electric, Gas, and Sanitary	15,000	0.15
Construction	600	0.01
Manufacturing	12,000	0.12
Transportation	10,000	0.10
Information	1,000	0.01
Health	1,000	0.01
Education	1,000	0.01
Government	1,000	0.01
Other	1,000	0.01
Total	100,000	1.00

Source: Bureau of Economic Analysis, 1991.

Housing Characteristics

The following section addresses the conditions, characteristics, values, and vacancy rates of housing units within the Town and General Plan Study Area. It also examines overcrowded housing conditions as well as the existing and future need for affordable housing.

Historic and Current Housing Characteristics

Tables III-10 shows the characteristics of the Town's housing stock in terms of number of units per structure, based on 1990 Census data and 1999 Department of Finance information.

Table III-10
Housing Characteristics in Yucca Valley
for 1990 and 1999

Units in Structure	1990 Number	1999 Number	1990 % Total	1999 % Total
Single Unit	5,971	6,199	77%	79%
Two to Four	603	595	4%	4%
Five +	367	399	5%	5%
Mobile Home	777	771	10%	9%
Total	7,718	7,964	100%	100%

1990 Data Source: 1990 U.S. Census of Population & Housing. 1999 Data Source: Department of Finance, 1999.

As a result of a limited water supply, the overall number of dwelling units increased by only 100 units from 1990 to 1993. Further, between 1993 and 1999, only 128 dwelling units have been constructed, all of which have been single family homes. The predominant type of dwelling unit has traditionally been single-family, making up almost ninety percent of the units, with multi-family complexes making up about ten percent of all types of housing in the Town. Duplexes comprise about four percent of the Town's housing stock.

General Plan Study Area

The following table gives a breakdown of dwelling unit types only within the study area boundaries. This data is based on data provided by Urban Decision Systems, Inc., an aerial survey of the area and limited field surveys.⁸

Table III-11
Housing Characteristics
General Plan Study Area (Excluding Town
Limits)-1993

Unit Type	Number	% TOTAL
Single Unit	1,208	79.8%
Two Unit	68	4.5%
Three to Four	74	4.9%
Five	63	4.2%
Mobile Home, Trailer	100	6.6%
Total	1,513	100%

Source: Terra Nova Planning & Research Inc., Survey, December 1992, January 1993 and Urban Decision Systems 5/93.

Vacancy Rate

The Town of Yucca Valley, like most desert communities, experiences a relatively high vacancy rate due to visitors who own seasonal units. In 1990, the total vacancy rate was estimated at 12.1%, of which 4% can be attributed to these seasonal units.

Table III-12
Characteristics of Vacant Units-1990

Vacancy Type	Number	% Total
For Sale	149	1.9%
For Rent	184	2.4%
Seasonal Home	287	3.7%
Rented or Sold, Not Occupied	62	0.8%
All Other Vacant	251	3.3%
Total	933	12.1%

Source: 1990 U.S. Census of Population and Housing.

In 1990, the California State vacancy rate was 7.2%, with San Bernardino County at 12.98% in 1992. The Town vacancy rate was therefore consistent with that of San Bernardino County, and can be attributed to a combination of seasonal homes and units which are for sale or rent. The Department of Finance estimates that the 1999 vacancy rate had been reduced only slightly, to 11.73%.

The following summary summarizes the population characteristics of women, and is based on data from the 1980 Census and the 1980 Census of the United States. The data are presented in Table 1. The data are presented in Table 1. The data are presented in Table 1.

Immigrant and Current Immigrant Characteristics

Table 1.1 shows the characteristics of the immigrant stock in terms of number of years since arrival, based on the 1980 Census and the 1980 Census of the United States.

Table 1.1
Immigrant Characteristics by Years Since Arrival
1980 and 1985

Years since arrival	1980	1985	1990	1995
Less than 1 year	1,000	1,000	1,000	1,000
1-5 years	2,000	2,000	2,000	2,000
6-10 years	3,000	3,000	3,000	3,000
11-15 years	4,000	4,000	4,000	4,000
16-20 years	5,000	5,000	5,000	5,000
21-25 years	6,000	6,000	6,000	6,000
26-30 years	7,000	7,000	7,000	7,000
31-35 years	8,000	8,000	8,000	8,000
36-40 years	9,000	9,000	9,000	9,000
41-45 years	10,000	10,000	10,000	10,000
46-50 years	11,000	11,000	11,000	11,000
51-55 years	12,000	12,000	12,000	12,000
56-60 years	13,000	13,000	13,000	13,000
61-65 years	14,000	14,000	14,000	14,000
66-70 years	15,000	15,000	15,000	15,000
71-75 years	16,000	16,000	16,000	16,000
76-80 years	17,000	17,000	17,000	17,000
81-85 years	18,000	18,000	18,000	18,000
86-90 years	19,000	19,000	19,000	19,000
91-95 years	20,000	20,000	20,000	20,000
96-100 years	21,000	21,000	21,000	21,000
Total	100,000	100,000	100,000	100,000

As a result of a limited number of years since arrival, the number of immigrants who arrived in the United States between 1980 and 1985 is small. The data show that only 1,000 immigrants arrived in the United States between 1980 and 1985. The data show that only 1,000 immigrants arrived in the United States between 1980 and 1985. The data show that only 1,000 immigrants arrived in the United States between 1980 and 1985.

General Population Characteristics

The following table shows the characteristics of the general population. The data are presented in Table 2. The data are presented in Table 2. The data are presented in Table 2.

Immigrant Characteristics
1980 and 1985

Years since arrival	1980	1985	1990	1995
Less than 1 year	1,000	1,000	1,000	1,000
1-5 years	2,000	2,000	2,000	2,000
6-10 years	3,000	3,000	3,000	3,000
11-15 years	4,000	4,000	4,000	4,000
16-20 years	5,000	5,000	5,000	5,000
21-25 years	6,000	6,000	6,000	6,000
26-30 years	7,000	7,000	7,000	7,000
31-35 years	8,000	8,000	8,000	8,000
36-40 years	9,000	9,000	9,000	9,000
41-45 years	10,000	10,000	10,000	10,000
46-50 years	11,000	11,000	11,000	11,000
51-55 years	12,000	12,000	12,000	12,000
56-60 years	13,000	13,000	13,000	13,000
61-65 years	14,000	14,000	14,000	14,000
66-70 years	15,000	15,000	15,000	15,000
71-75 years	16,000	16,000	16,000	16,000
76-80 years	17,000	17,000	17,000	17,000
81-85 years	18,000	18,000	18,000	18,000
86-90 years	19,000	19,000	19,000	19,000
91-95 years	20,000	20,000	20,000	20,000
96-100 years	21,000	21,000	21,000	21,000
Total	100,000	100,000	100,000	100,000

Immigrant Characteristics
1980 and 1985

Years since arrival	1980	1985	1990	1995
Less than 1 year	1,000	1,000	1,000	1,000
1-5 years	2,000	2,000	2,000	2,000
6-10 years	3,000	3,000	3,000	3,000
11-15 years	4,000	4,000	4,000	4,000
16-20 years	5,000	5,000	5,000	5,000
21-25 years	6,000	6,000	6,000	6,000
26-30 years	7,000	7,000	7,000	7,000
31-35 years	8,000	8,000	8,000	8,000
36-40 years	9,000	9,000	9,000	9,000
41-45 years	10,000	10,000	10,000	10,000
46-50 years	11,000	11,000	11,000	11,000
51-55 years	12,000	12,000	12,000	12,000
56-60 years	13,000	13,000	13,000	13,000
61-65 years	14,000	14,000	14,000	14,000
66-70 years	15,000	15,000	15,000	15,000
71-75 years	16,000	16,000	16,000	16,000
76-80 years	17,000	17,000	17,000	17,000
81-85 years	18,000	18,000	18,000	18,000
86-90 years	19,000	19,000	19,000	19,000
91-95 years	20,000	20,000	20,000	20,000
96-100 years	21,000	21,000	21,000	21,000
Total	100,000	100,000	100,000	100,000

The following table shows the characteristics of the general population. The data are presented in Table 2. The data are presented in Table 2. The data are presented in Table 2.

Condition of Housing Stock

As a part of the preparation of the Town of Yucca Valley's original Housing Element, a Housing Survey was conducted to determine the quality of the housing stock in the community. Housing units were rated on a scale of 1 to 5, with the following definitions being applied to each numerical category:

1. Very Good Condition, no maintenance necessary
2. Good Condition, minor aesthetic maintenance necessary
3. Acceptable Condition, aesthetic and structural maintenance necessary
4. Poor Condition, major aesthetic and considerable structural maintenance necessary
5. Unacceptable Condition, considerable dilapidation; health and safety a concern.

The table below illustrates the number of dwelling units in the Town of Yucca Valley which fell in each of the categories outlined above.

Table III-13
Condition of Housing Stock
within the Town Limits-1993

Unit Type	Category				
	1	2	3	4	5
Single Family Residences	2,861	2,469	744	93	17
Duplexes	32	161	34	36	24
Multi-family Residences	242	275	176	22	12
Mobile Homes	585	150	52	0	0
Total	3,720	3,055	1,006	151	53

Source: 1993 Housing Survey, June 28, 1993 to July 16, 1993. Town of Yucca Valley Community Development Department, and Terra Nova Planning & Research, Inc. Numbers weighted in accordance with 1990 census.

The survey found that the majority of the housing stock in the Town is comprised of single family homes which are in good or very good condition. There are relatively few duplexes within the community, and the majority appear to be in good condition. Multi family residences appear to have the most severe maintenance problems, with 12 residences considered to be in unacceptable condition. In general, approximately 47% of the Town's housing stock is considered to be in very good condition, with only 3% in poor or unacceptable condition.

Overcrowding

The State Department of Housing and Community Development has set the standard of 1.01 persons per room as the criteria for defining "overcrowded" housing conditions. As a characteristic of existing housing utilization, overcrowding is one of the specifically identified issues that must be addressed in the Housing Element. High rents and home prices limit low income persons from obtaining homes with adequate space and/or bedrooms. This data assists in the estimation of affordable housing need in the community. The following table presents a range of persons per room by occupied housing unit in the Town of Yucca Valley.

Table III-14
Overcrowded Housing Units-1990

Persons Per Room	Housing Units
.50 or Less	4,928
.51 to 1.00	1,725
1.01 to 1.50	203
1.51 to 2.00	64
2.01 or More	21
Total Overcrowded Owner & Renter Occupied Units	288

Source: 1990 U.S. Census of Population and Housing

As shown in the table above, there were a total of 288 housing units within the Town which met the HCD criteria for "overcrowded" conditions as of the 1990 Census, representing approximately 4% of the total housing units counted. This low percentage of overcrowded households suggests the number and type of units available in the community is adequate to meet the housing needs of Yucca Valley residents.

Housing Values

As of 1990, in the Town of Yucca Valley, the majority of homes, 61.9%, were valued between \$50,000 and \$99,999. The median (the figure exactly in the middle of a series of numbers) housing value was \$82,448, with the average (the sum of a series divided by the number of variables) housing value at \$93,875. The following table summarizes housing values for the Town of Yucca Valley in 1990. Data is presented only for owner-occupied single-family homes on less than 10 acres.

Table III-15
Values, Specified Owner-Occupied
Housing Units-1990

Value	Number	Percent
\$0 to \$29,999	56	1.5%
\$30,000 to \$49,999	289	7.6%
\$50,000 to \$74,999	1,223	32.1%
\$75,000 to \$99,999	1,135	29.8%
\$100,000 to \$149,999	739	19.4%
\$150,000 to \$199,999	243	6.4%
\$200,000 to \$299,999	91	2.4%
\$300,000 to \$499,999	27	0.7%
\$500,000 or more	10	0.3%
Total	3,813	100 %

Source: 1990 U.S. Census of Population and Housing

Since the last Census, values in the Town have not changed significantly. Information gathered from 1999 sales of homes in the Town shows that a one bedroom home sold at an average cost of \$57,933; a 2 bedroom home sold at an average costs of \$56,973; a three bedroom home averaged \$96,794; a four bedroom home averaged \$125,158; and a five bedroom home averaged \$231,080.

This table shows that the Town of Yucca Valley offers a wide range of housing costs. While not all of these homes would be considered affordable, 41.2 percent fall under \$75,000 which is considered to be very affordable and represents almost half of the community's housing stock (Please see Affordable Housing discussion). Most of the remainder of the homes fall under the \$200,000 price range, with very few, less than 4% valued over \$200,000. These numbers illustrate the affordability of the community, as well as its diversity, as it offers homes valued in all price ranges.

Land Inventory

Table III-16 below shows the amount of vacant residential land which was calculated by the Town as part of the preparation of the Land Use Element for Yucca Valley General Plan. This table also projects the maximum number of dwelling units which could potentially be built within each zoning designation.

Table III-16
General Plan Designations Including Acreage and
Total Potential Units-1993

Land Use	Vacant Acreage	Potential Dwelling Units
R-S-2	2,544	5,088
R-S-5	897	4,485
R-L-1	1,713	1,713
R-L-2.5	3,475	1,390
R-L-5	3,711	742
R-L-10	86	8
RHR	3,816	190
R-M-4	9	36
R-M-8	24	192
R-M-10	233	2,330
R-M-14	104	1,456
Total	16,612	17,630

Source: Town of Yucca Valley Community Development, February, 2000.

Since the drafting of the original Housing Element in 1995, the Town has streamlined its land use designations, and three have been eliminated. In addition, only 143 acres of land have been developed in the five years since adoption of the Element, mostly in the R-S-2 (two dwelling units per acre) and R-L-2.5 (one unit per 2.5 acres). This building activity is reflective of the community's rural character, and the continued development of single family homes on larger lots.

With a total of 16,612 vacant acres and a potential for 17,630 additional units, the Town of Yucca Valley has the potential to develop a variety of housing types. The majority of the housing units will be built within three designations, R-L, R-S and R-M which allow for anywhere from zero to fourteen dwelling units per acre. These designations will include a mixture of single family housing, multi family housing projects, both affordable and market rate, senior housing projects, and mixed uses which will allow for varied types of development within the community. The vacant R-S-5, R-M-8 and R-M-10 acreage in the Town is located within its core, thereby facilitating development through availability of services and facilities. The following Table provides an inventory of available vacant acreage, its general location, and land use designation. All sites are located less than one mile from existing services.

Table 11-15
Estimated Plant Requirements, Including Storage and
Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

Table 11-16
Estimated Plant Requirements, Including Storage and
Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

The following table shows the estimated plant requirements, including storage and transportation, for the years 1964 and 1965. The table is divided into four columns: Item, Quantity, Unit, and Value. The items are Plant, Storage, Transportation, and Total. The quantities are in square feet, and the values are in dollars.

Table 11-15
Estimated Plant Requirements, Including Storage and Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

The following table shows the estimated plant requirements, including storage and transportation, for the years 1964 and 1965. The table is divided into four columns: Item, Quantity, Unit, and Value. The items are Plant, Storage, Transportation, and Total. The quantities are in square feet, and the values are in dollars.

Table 11-16
Estimated Plant Requirements, Including Storage and Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

The following table shows the estimated plant requirements, including storage and transportation, for the years 1964 and 1965. The table is divided into four columns: Item, Quantity, Unit, and Value. The items are Plant, Storage, Transportation, and Total. The quantities are in square feet, and the values are in dollars.

Table 11-17
Estimated Plant Requirements, Including Storage and Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

The following table shows the estimated plant requirements, including storage and transportation, for the years 1964 and 1965. The table is divided into four columns: Item, Quantity, Unit, and Value. The items are Plant, Storage, Transportation, and Total. The quantities are in square feet, and the values are in dollars.

Table 11-18
Estimated Plant Requirements, Including Storage and Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

The following table shows the estimated plant requirements, including storage and transportation, for the years 1964 and 1965. The table is divided into four columns: Item, Quantity, Unit, and Value. The items are Plant, Storage, Transportation, and Total. The quantities are in square feet, and the values are in dollars.

Table 11-19
Estimated Plant Requirements, Including Storage and Transportation, 1964-1965

Item	Quantity	Unit	Value
1. Plant	1,000	sq ft	1,000
2. Storage	1,000	sq ft	1,000
3. Transportation	1,000	sq ft	1,000
4. Total	3,000	sq ft	3,000

Table III-17
Vacant Lands Inventory: R-S-5, R-M-10, R-M-14 & C-MU Land Use Designations

Location	Desig.	Size	Max# Units
S/E Quarter of Sec. 33	R-M-8	31. ac	248
S/W Quarter of Sec. 34	R-M-10	28.7 ac	287
S/W cor. of Hwy 62 & Cam. del Cielo	R-M-10	11 ac	110
S. of Santa Fe Tr., from Inca to Acoma	R-S-5	118 lots	118
W. side of Sage, S. of Hwy 62*	C-MU	17.4 ac	61
S. of Sunnyslope, W. of Palm Ave.	R-S-5	71 lots	71
N. side of Onaga W. of Palm Ave.	R-M-10	25. ac	250
W. side of Balsa N. side of Yucca Tr.*	C-MU	118.5	415
N. side of Yucca Tr., E. of Airway Ave.	R-M-10	16.1 ac	161
Paradise Valley	R-S-5	58. ac	290
Section 5/Miller	R-S-5	435 ac	2175
Section 15	R-M-14	113 ac	1130

*The C-MU designation allows up to 35% of the parcel to be developed as residential development of at least 10, and up to 14, units per acre. 10 units per acre has been calculated for this table.

The General Plan designations allow for a balance between an urban core adjacent to the Highway 62 corridor, and large lot subdivision and small ranches further afield. The HR designation will preserve the natural hillsides of the area, and allow for scattered single family development, and the RL designation will provide for equestrian uses, with larger lots, and sparse development.

The quantified objectives, provided on page 67 of this Element, call for the construction of a minimum of 582 units by 2005. Of these, 249 are to be low or very low income units. It is evident from these designations that the wide range of acreage standards will allow for all types of development within the community. The higher density designations are adequate to provide for additional affordable multi-family developments and senior housing projects within the community.

EXISTING AFFORDABLE HOUSING PROGRAMS

It is the responsibility of the Town of Yucca Valley to assure the provision of a broad mix of housing types, including housing for the socio-economically disadvantaged. In order to implement affordable housing goals set forth in this Housing Element, the following housing programs are available:

Housing Rehabilitation Programs

A housing stock survey of the Town conducted by Yucca Valley staff in 1993, assessed the structural condition of all residential units (Please see Table III-13, page 42 for a more detailed discussion). Less than 0.6% of the total housing stock was considered to be in unacceptable condition, with only 2% considered to be in poor condition. Therefore, over 97% of the total housing stock was considered to be in acceptable condition or better at that time.

As part of this Housing Element update, Town staff conducted a survey of existing multi-family units to determine those buildings or projects which might be eligible for improvement assistance. The purpose of the analysis was to determine particular areas where the Town could focus its efforts, since its resources are limited. The following lists the properties which appeared to require improvements, regardless of the significance of the potential improvements.

1. 55883 to 55897 Santa Fe Trail (8 units)
2. 55747 Santa Fe Trail (#1-7)
3. 7017 Buena Vista (Sunset Villas)
4. 6947 Mohawk Trail (Sunnyslope Apartments)
5. 7123-7141 Sage
6. 7145 Sage (Yucca Valley Oasis II)
7. 7993 Valley Vista (Burnt Mountain Apartments)
8. 7333 Dumosa
9. 7319 Dumosa (#1-4)
10. 7241 & 7243 Palo Alto
11. Duplexes along Murray Lane
12. Community of Paradise Valley

There are numerous programs available to encourage maintenance and rehabilitation of substandard units, to provide rental assistance and to encourage the construction of new affordable housing. The following programs are available in the Town of Yucca Valley.

First Time Homebuyers Program is funded through bonds, and allows moderate income households to purchase a home, with a 30 year fixed loan at 1.5 to 2 points below commercial rates. The County funded one such loan, in the amount of \$17,100 in 1998.

EXISTING AFFORDABLE HOUSING PROGRAMS

It is the responsibility of the Town of Town Valley to ensure the government a good part of housing program including housing for the poor, middle class, and elderly. In order to maintain a healthy and safe environment, the town must ensure that the housing program is successful.

Housing Subsidies Program
A housing subsidy program is a program that provides financial assistance to low-income families to help them afford housing. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own.

As part of this housing program, the town will provide financial assistance to low-income families to help them afford housing. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own.

1. \$100,000 to \$200,000 (Total \$100,000)
2. \$200,000 to \$300,000 (Total \$200,000)
3. \$300,000 to \$400,000 (Total \$300,000)
4. \$400,000 to \$500,000 (Total \$400,000)
5. \$500,000 to \$600,000 (Total \$500,000)
6. \$600,000 to \$700,000 (Total \$600,000)
7. \$700,000 to \$800,000 (Total \$700,000)
8. \$800,000 to \$900,000 (Total \$800,000)
9. \$900,000 to \$1,000,000 (Total \$900,000)
10. \$1,000,000 to \$1,100,000 (Total \$1,000,000)
11. \$1,100,000 to \$1,200,000 (Total \$1,100,000)
12. \$1,200,000 to \$1,300,000 (Total \$1,200,000)
13. \$1,300,000 to \$1,400,000 (Total \$1,300,000)
14. \$1,400,000 to \$1,500,000 (Total \$1,400,000)
15. \$1,500,000 to \$1,600,000 (Total \$1,500,000)

These are the housing programs available to the town. The town will provide financial assistance to low-income families to help them afford housing. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own.

First Time Homebuyer Program is a program that provides financial assistance to first-time homebuyers. The program is designed to help first-time homebuyers who are unable to afford housing on their own. The program is designed to help first-time homebuyers who are unable to afford housing on their own.

Year 2017
Town of Town Valley
Housing Subsidies Program

Property	Address	Value	Assessment
1. Town of Town Valley	100 Main St	\$100,000	\$10,000
2. Town of Town Valley	200 Main St	\$200,000	\$20,000
3. Town of Town Valley	300 Main St	\$300,000	\$30,000
4. Town of Town Valley	400 Main St	\$400,000	\$40,000
5. Town of Town Valley	500 Main St	\$500,000	\$50,000
6. Town of Town Valley	600 Main St	\$600,000	\$60,000
7. Town of Town Valley	700 Main St	\$700,000	\$70,000
8. Town of Town Valley	800 Main St	\$800,000	\$80,000
9. Town of Town Valley	900 Main St	\$900,000	\$90,000
10. Town of Town Valley	1,000 Main St	\$1,000,000	\$100,000
11. Town of Town Valley	1,100 Main St	\$1,100,000	\$110,000
12. Town of Town Valley	1,200 Main St	\$1,200,000	\$120,000
13. Town of Town Valley	1,300 Main St	\$1,300,000	\$130,000
14. Town of Town Valley	1,400 Main St	\$1,400,000	\$140,000
15. Town of Town Valley	1,500 Main St	\$1,500,000	\$150,000

The town will provide financial assistance to low-income families to help them afford housing. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own.

The town will provide financial assistance to low-income families to help them afford housing. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own.

The town will provide financial assistance to low-income families to help them afford housing. The program is designed to help families who are unable to afford housing on their own. The program is designed to help families who are unable to afford housing on their own.

Single Family Home Improvement Loan Program is administered by the San Bernardino County Department of Economic and Community Development, and provides rehabilitation loans to home owners at or below market interest rates. Any low or very-low income owner-occupant of a single family residence, who has resided in the property for one year or longer, is eligible and can borrow from \$1,000 to \$45,000 based on need and ability to repay the loan over a period of up to 20 years. The County has funded a total of \$407,888 in such loans from July of 1989 through June of 2000.

Senior Home Repair Program is administered by the San Bernardino County Department of Economic and Community Development, and provides repair grants to home owners over 60 years of age or persons of any age who are permanently disabled. Any low or very-low income owner-occupant of a single family residence or mobile home who has resided in the property for one year or longer are eligible. Money is provided through HUD Community Development Block Grant funds for leaking faucets, water heater replacement, construction of wheelchair ramps, grab bars for the handicapped and other minor repairs. The County has funded \$342,451 in such grants from July 1989 through June 2000.

Multi-family Mortgage Revenue Bond Program is administered by the San Bernardino County Department of Economic and Community Development, and funds are provided by the State. The program provides below-market interest rate loans for development of new multi-family rental units. A minimum of thirty units must be constructed for each project. 40% of the units must be reserved for households with incomes at or below 60% of the County Median, and 20% of the units must be reserved for households with incomes at or below 50% of the county median. Participants in this program can be individuals, partnerships, profit and nonprofit corporations, and loans will be amortized over 30 year terms and due in 12 to 15 years.

Rental Property Rehabilitation Assistance is administered by the San Bernardino Department of Housing and Urban Development for eligible activities under Federal regulations for the HOME Investment Partnerships (HOME) Program. Financial assistance can be provided to rehabilitate single-family and multi-family rental units that are or will be occupied by low income and very-low income families. Assistance is offered from \$1,000 to \$25,000 per rental unit, based on the rehabilitation needs of the project. Monies can be used for essential improvements of a non-luxury nature to correct substandard conditions,

make the property decent, safe and sanitary, and to retrofit the property to provide handicapped access.

Section 8 Housing Assistance: The Town of Yucca Valley provides HUD Section 8 rental assistance to lower income renters within the Town through the San Bernardino County Housing Authority. The Housing Authority currently subsidizes 37 units through vouchers and Section 8 certificates.

Fair Housing Programs: The Federal Fair Housing Act requires the Town of Yucca Valley to provide a wide range of services for Town residents. These services are designed to implement federal and state fair housing policies and procedures and to provide information concerning minority rights under existing fair housing laws.

Redevelopment Agency Programs: California Redevelopment Law mandates that 20% of each Redevelopment Area's Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households. As previously stated, the Town's set-aside funds are currently very limited. No formal programs have been established at this time.

State Housing Programs: The State Department of Housing and Community Development provides loans under the California Housing Rehabilitation Program. Under this program, HCD provides low-interest loans for the rehabilitation of rental housing including residential hotels. Loan limits range from \$15,000 for rehabilitation of residential hotel units to \$35,000 for 3 or more bedroom units. These loans are given only to maintain or convert to assisted units.

Family Housing Demonstration Program: The State Department of Housing and Community Development also has funds available for nonprofit and local government sponsors to pay for the new construction, rehabilitation, or acquisition and rehabilitation of community housing developments consisting of 20 or more units, or congregate housing developments.

FmHA

The Farmer's Home Administration (FmHA) has several programs available for both single-family and multi-family residences within the community. FmHA makes loans and grants to provide rural residents with decent, safe and sanitary homes. Eligibility is based on adjusted household income, with low interest loans available to low income and very-low income applicants. An individual, organization or group organizing to provide housing may apply for a loan through the local FmHA District Director serving the area where the housing will be located. The Town of Yucca Valley is served by the FmHA State office, located in Moreno Valley. The following programs are offered in the Yucca Valley area:

Guaranteed Rural Housing Loan Program is available to provide guarantees to commercial lenders for families wishing to purchase a home. By providing the loan guarantee to the lender, FmHA gives assurance that losses associated with the loan will be covered.

Home Repair Loans and Grants are made to bring substandard houses up to agency development standards, and can also be used to add a room, a bathroom, or remodel a kitchen. Grants are available to households over the age of 62, for amounts up to \$7,500 to remove health and safety hazards. Loans are available to very low income households for amounts up to \$20,000, at a 1% interest rate for up to 20 years.

Affordable Housing Projects

In the Town of Yucca Valley, there are several multi-family projects, as well as single family units which are currently subsidized by either County or State agencies for low and very-low income residents. Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income, which are defined by persons per household (A more detailed table is provided on page 58):

Table III-18
Low or Very low Income Levels
For Affordable Housing Eligibility, 1999

Per/Household	Very Low	Low
1	\$16,500	\$26,450
2	\$18,900	\$30,200
3	\$21,250	\$34,000
4	\$23,600	\$37,750
5	\$25,500	\$40,800
6	\$27,400	\$43,800
7	\$29,250	\$46,800
8	\$31,150	\$49,850

Source: California Department of Housing and Community Development, Income Limits for San Bernardino County, 1999.

The following projects provide subsidized housing in the Town of Yucca Valley:

Sunsetwest Villas: consists of 50 units located at 7017 Mohawk Trail, Yucca Valley. All of these units are subsidized by the California Housing Finance Agency (CHFA). Management requires that applicants initially pay full rent until individual applications are approved by the State, after which subsidies can cut rents by as much as 50%, depending on the income of the applicant. Two of the units are not subsidized, and rent for \$452.00 per month.

Sunnyslope Apartments: consists of 33 units located at 6971 Mohawk Trail, Yucca Valley. All of these units are subsidized by Farmers Home Administration (FmHA). Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income. Management requires that applicants initially pay full rent until individual applications are approved by the State.

The Federal Reserve Administration (FRA) has
recently announced a new policy regarding the
management of the Federal Reserve Bank of
New York and the Federal Reserve Bank of
San Francisco. The new policy is designed to
improve the efficiency of the Federal Reserve
system and to ensure that the Federal Reserve
banks are able to provide the best possible
service to the public. The new policy is
designed to be implemented by the Federal
Reserve banks in the New York and San
Francisco areas. The new policy is designed to
be implemented by the Federal Reserve banks
in the New York and San Francisco areas.

The Federal Reserve banks in the New York
and San Francisco areas are currently
operating under a system of management
that is designed to ensure that the Federal
Reserve banks are able to provide the best
possible service to the public. The new policy
is designed to improve the efficiency of the
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and San Francisco areas are currently
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Reserve banks are able to provide the best
possible service to the public. The new policy
is designed to improve the efficiency of the
Federal Reserve system and to ensure that the
Federal Reserve banks are able to provide the
best possible service to the public.

Appendix A: The Federal Reserve

The Federal Reserve is the central bank of the
United States. It is responsible for the
monetary policy of the United States and for
the management of the Federal Reserve system.
The Federal Reserve is composed of the
Federal Reserve Board and the Federal Reserve
banks. The Federal Reserve Board is the
policy-making body of the Federal Reserve
system. The Federal Reserve banks are the
operating units of the Federal Reserve system.
The Federal Reserve is responsible for the
monetary policy of the United States and for
the management of the Federal Reserve system.

Table 1: The Federal Reserve
System of Management

Year	Assets	Liabilities
1990	\$1,000,000,000	\$1,000,000,000
1991	\$1,000,000,000	\$1,000,000,000
1992	\$1,000,000,000	\$1,000,000,000
1993	\$1,000,000,000	\$1,000,000,000
1994	\$1,000,000,000	\$1,000,000,000
1995	\$1,000,000,000	\$1,000,000,000
1996	\$1,000,000,000	\$1,000,000,000
1997	\$1,000,000,000	\$1,000,000,000
1998	\$1,000,000,000	\$1,000,000,000
1999	\$1,000,000,000	\$1,000,000,000
2000	\$1,000,000,000	\$1,000,000,000
2001	\$1,000,000,000	\$1,000,000,000
2002	\$1,000,000,000	\$1,000,000,000
2003	\$1,000,000,000	\$1,000,000,000
2004	\$1,000,000,000	\$1,000,000,000
2005	\$1,000,000,000	\$1,000,000,000
2006	\$1,000,000,000	\$1,000,000,000
2007	\$1,000,000,000	\$1,000,000,000
2008	\$1,000,000,000	\$1,000,000,000
2009	\$1,000,000,000	\$1,000,000,000
2010	\$1,000,000,000	\$1,000,000,000
2011	\$1,000,000,000	\$1,000,000,000
2012	\$1,000,000,000	\$1,000,000,000
2013	\$1,000,000,000	\$1,000,000,000
2014	\$1,000,000,000	\$1,000,000,000
2015	\$1,000,000,000	\$1,000,000,000
2016	\$1,000,000,000	\$1,000,000,000
2017	\$1,000,000,000	\$1,000,000,000
2018	\$1,000,000,000	\$1,000,000,000
2019	\$1,000,000,000	\$1,000,000,000
2020	\$1,000,000,000	\$1,000,000,000
2021	\$1,000,000,000	\$1,000,000,000
2022	\$1,000,000,000	\$1,000,000,000
2023	\$1,000,000,000	\$1,000,000,000
2024	\$1,000,000,000	\$1,000,000,000
2025	\$1,000,000,000	\$1,000,000,000
2026	\$1,000,000,000	\$1,000,000,000
2027	\$1,000,000,000	\$1,000,000,000
2028	\$1,000,000,000	\$1,000,000,000
2029	\$1,000,000,000	\$1,000,000,000
2030	\$1,000,000,000	\$1,000,000,000

The Federal Reserve is the central bank of the
United States. It is responsible for the
monetary policy of the United States and for
the management of the Federal Reserve system.

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system. The Federal Reserve banks are the
operating units of the Federal Reserve system.

The San Bernardino County Housing Authority: owns and administers 30 apartment units within the Town of Yucca Valley, which include:

- 6 units at 7441 Cherokee Trail
- 11 units at 7333 Dumosa Avenue
- 4 units at 55730 Pueblo Trail, and
- 9 units at 56021 Papago Trail

Rent at these complexes is established at 30% of the gross monthly household income of the tenant.

Federal Low Income Rental Assistance (Section 8) Housing has 37 program participants in the Town of Yucca Valley. Monthly rent is not to exceed 30% of the household's adjusted gross monthly income. This Rental Voucher Program provides assistance to targeted income groups.

CONSTRAINTS TO THE PROVISION OF AFFORDABLE HOUSING

The Town of Yucca Valley recognizes the need to ensure that there is adequate housing which is affordable to all income groups. However, there are a number of constraints which can impede achievement of this goal. These potential constraints are discussed below.

Economic Constraints

Land values in the Morongo Basin generally, and Yucca Valley in particular, have remained relatively affordable in comparison to most other areas of Southern California. This can be attributed to a number of factors, including the limited economic growth, isolated location and water-related issues which have governed development in the Town.

Land Costs

Land prices in Yucca Valley have not increased since the adoption of the first Housing Element. In fill lots can be expected to cost between \$10,000 and \$15,000, while larger parcels, suitable for apartment development, range in price between \$20,000 and \$30,000 per acre.

Although the Town has little control over market demands and thus cannot determine the price of land, Town land use policies which regulate the allowable densities of residential uses can influence the ultimate cost of the dwelling unit. There are currently seven residential land use designations in the Town of Yucca Valley General Plan. Land use policies are further discussed under **"General Plan Constraints and Zoning Constraints."**

Market Rates for Single Family Homes

Affordable housing includes the ability of a family to purchase a home. In some areas of southern California, prices for single family homes have been significantly impacted by market pressures, making the purchase of an affordable home almost impossible for the low or moderate income household. Information gathered from 1999 sales of homes in the Town shows that a one bedroom home sold at an average cost of \$57,933; a 2 bedroom home sold at an average costs of \$56,973; a three bedroom home averaged \$96,794; a four bedroom home averaged \$125,158; and a five bedroom home averaged \$231,080. Clearly, the market rates for home purchases are not a constraint to the provision of housing in the community.

Construction Costs

Labor and material costs are major areas other than land costs, which have a direct impact on the cost of housing. Single-family dwelling construction costs can vary greatly depending on the size of the unit and whether it is a custom home or part of a large subdivision. At the present time, the cost of labor and materials is not a hindrance to the production of relatively low-cost housing. Significant increases in these costs, which the Town has no direct control over, can directly affect the affordability of housing.

Financing

Financing costs can impact the ability of potential home buyers to make a purchase. Interest rates are relatively low at the present time (8% to 10%) but fluctuations can significantly impact the affordability of homes.

Governmental Constraints

Permit processing can significantly impact affordable housing. The town of yucca Valley has a streamlined application process, which does not impose undue hardship on the development community. Single family homes submitted to the Town Planner are generally processed in ten working days.

Multi-family projects and subdivisions, which require further environmental documentation, require approximately two to four months for processing, depending on the extent of environmental analysis required. The following ministerial actions must be approved by both the Town Council and Planning Commission and are subject to CEQA mandated timelines, but can generally be completed within four months: Tract Maps, Specific Plans, Planned

Residential Developments, Zone Change, Site Plan review, and Environmental Impact Report review.

Development Fees

Building permit and development fees are set based on the individual project's value and the number of units proposed. Residential development fees charged by the Yucca Valley Building and Safety Department tied to the Uniform Building Code, and are typical of those charged by all communities in California. The Town of Yucca Valley has no development impact fees, only land development and building and safety application fees.

Table III-19
Town of Yucca Valley Application Fees

Application Type	Fee Amount
1. Establish or Non-Renew Land Conservation Cont.	\$1 000
2. Disestablish or Reduce an Ag. Reserve cancel a Land conservation Cont. Initial Deposit	\$5 400
3. Certificate of Compliance	
a. Determination	\$590
b. Before 3/4/72	\$328
c. On/After 3/4/72	\$2 023
d. More than five lots Initial Deposit	\$3 300
e. Land Use Compliance	
4. Development Code Amend. Initial Deposit	\$3 400
5. Environmental Review	
a. EIR Initial Deposit	\$7 800
b. Environmental Review Initial Deposit	\$2 300
c. Mitigation Monitoring Initial Deposit	\$1 000
6. Annual Mine Inspection Rpt.	
a. Less than 3000	\$1,400
b. 300,000 to 3000,000 tons Initial Deposit	\$2,800
c. Over 3,000,000 tons Initial Deposit	\$4,200
7. General Plan Amendment	
a. Minor: Initial Deposit	\$6,000
b. Major:	
(1) Request to Board Initial Deposit	\$4,000
(2) Final Review Initial Deposit	\$6,124
8. Planned Development	
a. Preliminary Dev. Plan Initial Deposit	
(1) 1 to 10 acres	\$10,000
(2) 10.1 to 20 acres	\$15,000
(3) Over 20 acres	\$20,000
b. Final Development Plan Initial Deposit	\$5,500
9. Conditional Use Permit Initial Deposit	
a. 0 to .99 developed acres	\$3,150
b. 1 to 4.99 developed acres	\$5,300
c. 5 or more developed ac	\$13

if includes waste or waste to energy	\$675
10. Planning Use Permit Initial Deposit	\$2,200
11. Mining and Land Reclamation Plan Initial Deposit	
a. 0 to 299,999 tons/year	\$3,000
b. 300,000 to 3,000,000 t/y	\$5,800
c. over 3,000,000 t/y	\$19,600
12. Land Use Compliance Review	\$775
13. Lot Line Adjustment	\$1,360
14. Minor Subdivision/Tentative Parcel Map	
a. Four parcels or less	\$3,300
b. Five parcels or more Initial Deposit	\$8,700
Plus per lot	\$45
15. Reversion to Acreage Initial Deposit	\$1,500
16. Tentative Tract Initial Deposit	\$8,700
Plus per lot	\$45
17. Vesting Tentative Map Initial Deposit	\$10,000
Plus per lot	\$45
18. Lot Merger	\$720
19. Airport Safety Review Initial Deposit	
a. Staff review only	\$1,300
b. Staff review w/Hearing	\$2,700
20. General Plan/Development Code Interpretation	\$575
21. Landscape Plans	\$240
22. Major Variance	\$2,640
23. Minor Variance	\$465
24. Revision to Approved Action Initial Deposit	\$2,100
25. Specific Plan Initial Deposit	\$20,000
26. Public Hearing Surcharge for Average Items Only	\$535
27. Condition Compliance Check Parcel Map	\$350
28. Appeal to the Planning Commission	\$1,000
29. Extension of Approved Application	\$200
30. Professional Consultation Appointment Fee (1/2 hour)	\$60
31. Pre-Applic. Conf. Fee	\$875
32. Pre Application Development Review Fee Initial Dep.	\$4,000

Fees for all planning applications are based on time and materials used to review an application, including staff time charged to specific case work. In the last several years, the fees actually charged to the applicant have been lower than those enumerated above. The Town is now undertaking a review of its fee schedule, which is expected to be completed in the next fiscal year. The Town Council has the authority to waive these fees if it is found that they are excessive or inappropriate for a particular application. Criteria for waiver of fees includes overall benefit to the community, inclusion of affordable housing within a project, and Town participation.

or 2 or more developed at \$15
or 1 or 2 developed at \$10
or 0 to 20 developed at \$10

2. Conditional Use Permit Initial Deposit \$2,100
or 0 to 20 developed at \$10
or 1 or 2 developed at \$15

3. Final Development Permit Initial Deposit \$2,500
(1) 0 to 10 acres
(2) 10.1 to 20 acres
(3) 20.1 to 30 acres
(4) 30.1 to 40 acres

4. Preliminary Final Permit Initial Deposit \$10,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

5. Final Review Initial Deposit \$0.154
(1) Deposit of Final Initial Deposit
(2) Major

6. Final Initial Deposit \$2,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

7. Final Permit Amendment \$2,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

8. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

9. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

10. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

11. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

12. Final Review Initial Deposit \$1,000
or 0 to 10 acres
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or 20.1 to 30 acres

13. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

14. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

15. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

16. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

17. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

18. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

19. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

20. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

21. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

22. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

23. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

Final for all planning requirements are based on 100
and conditional use to review as well as final planning
right then charged to specific use made in the final
several years the first annual charge to the applicant
have been lower than those charged in years. The
Town is now establishing a review of the schedule.
which is expected to be completed in the next fiscal
year. The Town Council has the authority to waive
this fee if it is found that they are excessive or
improper given the particular application. Changes in
amount of fees include several changes to the
structure, including of all planning fees within a
period, and Town participation.

24. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

25. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

26. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

27. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

28. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

29. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

30. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

31. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

32. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

33. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

34. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

35. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

36. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

37. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

38. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

39. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

40. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

41. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

42. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

43. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

44. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

45. Final Review Initial Deposit \$1,000
or 0 to 10 acres
or 10.1 to 20 acres
or 20.1 to 30 acres

General Plan Constraints

The General Plan for the Town of Yucca Valley establishes a basis for allowable uses and densities for each residential zone. There are over 17,000 acres of vacant land which presently zoned for residential uses with a variety of densities. There are currently seven residential land use designations in the Town of Yucca Valley General Plan, and a Mixed Use land use category which allows both commercial and residential development. These land use designations are briefly described below.

(R-H) Hillside Reserve (0-1 du/20 ac and 0-1 du/40 ac)

This designation provides for limited single-family residential development within hillside areas and similarly constrained areas, providing the greatest potential for open space preservation and the animal keeping. It serves as an intermediate land use designation between Open Space lands constrained by topography, biological resources, etc., and more intense residential uses. It precludes premature or inappropriate expansion of urban development. Development in this designation is restricted by topography/slopes, drainage and sensitive biological resources.

(R-L) Rural Living (Varies)

This designation provides for single-family residential development on a range of lot sizes, including 1, 2.5, 5 and 10 acres. It also reflects lands constrained by topography, drainage, sensitive biological resources and surrounding patterns of subdivided land. This land use provides intermediate steps in development density between more typical urban residential densities and "reserve" densities, providing lots sufficient for rural lifestyle, keeping of animals and country living.

(R-S-2) Residential Single Family (0-2 du/ac)

This low density designation provides for single-family residential development on individual lots of approximately one-half acre. It assures minimum lot sizes adequate for large homes and substantial on-lot open space for recreational amenities and the keeping of animals. These lands serve to buffer standard single family subdivision development from rural living densities, and may be appropriate in areas with some site constraints.

(RS-3.5) Residential Single Family (0-3.5 du/ac))

This designation provides for low density single family residential subdivisions with minimum lot sizes of about 10,000 square feet. It allows the development of larger homes, while assuring adequate on-lot open space area and allowing the keeping of animals. This designation serves to transition between lower and more moderate residential densities.

(R-S-4 and R-S-5) Residential Single Family (0-5 du/ac)

Typical residential development under this designation is limited to single family units. With the potential for increased densities, this designation also makes possible the development of more affordable single family subdivisions but also allows the keeping of animals. Residential uses allowing attached or detached single family homes or condominiums may also be developed as Planned Residential Developments (PRDs) with shared recreation and other amenities.

(R-M-4, R-M-8, R-M-10) Residential Multi-Family (0-10 du/ac)

This designation allows for the greatest diversity of residential development, ranging from single family to apartments. This designation is most suitable for planned communities and affordable and senior housing, where smaller units and higher densities may be appropriate. Duplex and multiplex development is the most common and provides for PRDs comprised of a varying range of residential types, including apartments and condominiums. Mobile home parks or subdivisions with PRD type development are also allowed.

(R-M-14) Residential Multi-Family (0-14 du/ac)

The purpose of this designation is to promote planned residential development and amenities beyond those expected under conventional development. It is also meant to achieve greater flexibility in design, varying ranges in densities, and encourage well planned neighborhoods through creative and imaginative planning. This designation may also provide for an appropriate mix of housing types, which are unique in their physical characteristics to warrant special methods of residential development. A full range of residential development is permitted, with apartments and condominiums being typical.

(C-MU) Mixed Use Commercial (Varies)

This designation is intended for a mix of land uses, including commercial, professional office, recreational and high density residential uses in and near the downtown area. Its purpose is to allow highly integrated commercial uses with residential development that can rely on pedestrian access to commercial services and employment centers, and to create new consumer retail markets in the downtown area. Senior housing and convalescent homes may also be appropriate in these areas. Development in this designation shall require a Specific Plan.

Zoning Constraints

**Table III-20
Zoning Designations**

Zone	
HR	(Hillside Reserve) District
RL	(Rural Living) District (1,2.5, 5 & 10 acre lots)
RS	(Residential Single Family) District (2, 3.5, 4, & 5 du/ac)
RM	(Residential Multi-Family) District (4, 8, 10, & 14 du/ac)
CMU	(Commercial Mixed Use) District (Varies)

The table above lists the Town's residential zoning designations. These zones directly parallel the Town's land use designations, do not involve overly restrictive residential development standards, and provide substantial opportunities for the development of a full range of affordable housing. In addition to the densities allowed in each zoning district, the Town will allow a 25% bonus on the total units of a housing development for persons and families of low and moderate income, when at least 10% of the total units of the housing development are for very low income households, or 50% of the total units are for qualifying residents based on age and/or other income limitations, pursuant to state law.

The development standards for each of the Town's urban residential zones are listed in the table below. The HR and RL standards have not been listed, because of the large lot requirements. The development standards do not impose undue restrictions to development of housing.

**Table III-21
Existing Residential Development Standards**

Standard	RS-2	RS-3.5	RS-5	RM-10	RM-14
Density	0-2	0-3.5	0-5	0-10	0-14
Lot Area	20,000	10,000	7,200	10,000*	10,000*
Lot Width	150'	60'	60'	60'	60'
Lot Depth	150'	100'	100'	100'	100'
Front Setback**	25	25	25	15	15
Side Setback**	10+5	10+5	10+5	10	10
Rear Setback	15	15	15	10	10
Lot Coverage	40%	40%	40%	60%	60%
Height	35	35	35	35	35
Parking	2	2	2	2	2

*Map suffix modifies

**Unless recorded tract specifies differently

Architectural and Design Standards

The Town of Yucca Valley utilizes the design review process set forth in the Town's Development Code. These design review guidelines regulate height, bulk and area of buildings; types of buildings and other structures; physical and architectural relations with existing and proposed structures; height, materials, variations in boundary walls, and parking standards. Specific architectural standards should include stucco exterior, desert landscaping and color schemes, in keeping with the "small town" character of the Town of Yucca Valley, as set forth in the Community Design Element of the General Plan.

The architectural and design review requirements are processed concurrently with subdivision or other permit requirements, and do not add to the processing time for an application.

Growth and Water Supplies

The Town of Yucca Valley has a limited water supply which has the potential to limit growth and development. The Warren Valley Basin Watermaster, a board of six directors of the Hi-Desert Water District, and five additional members appointed by the Superior Court of San Bernardino County, enforces the court mandated ruling that until the Warren Valley

Groundwater Basin, which serves the Town of Yucca Valley, has been recharged, residential development shall be limited to no more than 2% growth in production of water per year. The Hi-Desert Water District, which has jurisdiction over domestic water in the Town, may allow an annual number of new water meters equivalent to this 2% growth cap. At current levels, this represents an annual allotment of over 220 water meters per year. In addition, the District may accumulate un-allocated water meters for a period of 5 years. The District currently, therefore, has an un-allocated water meter stockpile of 1,113 meters. As has been previously stated in this Element, housing growth in Town has resulted only in 128 new dwelling units in 5 years. The District has a surplus of meters currently, and should conditions in Town change and housing production increase, the annual allocation (220+) is more than twice the annual average construction need (78) for this planning period.

No special permitting is required, and no limits by project type are imposed by the District. Finally, the District has a program available for Very Low and Low income households, which allows a 25% reduction in their water bill to households which qualify for the program.

Clearly, the cap on growth imposed by the courts does not represent a constraint to housing growth in the community. (Please see the Water Resources Element for a more detailed discussion).

Code Compliance

The Code Compliance process is an area of regulation which has the potential to result in the loss of affordable units. However, it is also an important tool which can be used to require landlords to maintain rental units in habitable condition. The Yucca Valley Building and Safety Division enforces the Uniform Building Code (UBC) of the State of California to ensure that new construction is safe for the occupants, and is properly maintained. Since Yucca Valley is in a seismically active area, UBC Zone 4 requirements are enforced within the community. These requirements, however, are enforced in many parts of California, and do not pose a significant constraint.

Code Compliance for structural deficiencies or maintenance problems is processed as follows: Two notices of violation are sent to the property owner, each giving 30 days to repair the violation. If the repairs are not undertaken, a public hearing is held, at which both property owner and Code Compliance personnel present their case. If Code Compliance is successful at the hearing, the Code Compliance department obtains a

warrant to either repair or demolish the structure (based on the extent of the violation and public safety). If the Town undertakes the repair, the property owner is billed for the work. Should the bill be unpaid, the Town liens the property. These requirements provide a property owner with every opportunity to correct a health and safety problem, and are not overly restrictive. Since incorporation, the vast majority of Code Compliance actions have been on vacant structures which have been vandalized, not on occupied residences.

Subdivision Improvement Requirements

All subdivisions in the Town of Yucca Valley must conform to the requirements of the Town Development Code, Subdivision Ordinance, the State Subdivision Map Act, and applicable Conditions of Approval for the project. Subdivision standards for minimum lot size, width and depth of lots, and parking standards are consistent with those utilized by the County.

Through the use of a Specific Plan, development can occur on smaller lots, or in clustered areas of a larger site. In addition, density bonuses will allow for smaller lots or higher densities in certain instances. Street widths are subject to the results of a traffic impact study, but the established San Bernardino County public street improvement requirements for residential subdivisions are as follows:

- 30-foot half width dedication
- 40-foot asphalt concrete pavement width
- 8-inch curb and gutter (as determined necessary)
- 5 Foot sidewalk adjacent to the curb (as determined necessary)

Any drainage improvements and easement dedication are subject to the specifications of the Town Engineer, and will vary according to project scope and location.

Physical Constraints

Maintenance of Housing Stock

According to the 1990 Census, there were 954 dwelling units built in the Town before 1960. This represents approximately 14% of the total housing stock in the Town which totalled 6,941 units according to the 1990 Census. Older structures tend to deteriorate if not properly maintained. A total of 180 units in the Town were found to be in need of major structural repairs. Since adoption of the original Housing Element, 21 structures have been demolished. These were primarily abandoned structures, or those

which had been made uninhabitable by the 1992 Landers earthquake. The Code Compliance department is also aware of 21 residences which are currently abandoned within the Town limits.

There are a number of programs available to assist homeowners and those who own rental units. These have been discussed on pages 44 through 46 of this Element.

Infrastructure

Infrastructure constraints to achieving housing goals are those which prevent development due to lack of adequate water, sewer lines or appropriate soils for septic tanks, electricity, and other essential public utilities and services. Such constraints in Yucca Valley include, most importantly, limited water supplies (Please refer to "Growth Control and Water Supplies" for a more detailed discussion).

The Town does not currently have access to sanitary sewer service. That service will, when installed, be under the jurisdiction of the Hi-Desert Water District, not the Town. The District, as previously stated in this Element, is currently studying the costs and logistics associated with the installation of sanitary sewer within its boundaries. All new construction utilizes septic systems, and has since the Town's inception. The soils in Town are suitable for septic systems, and these have been used throughout the area.

The potential constraint for development of housing associated with the use of septic systems is associated with density, regardless of the type of housing provided. Often, septic systems for high density projects are not possible because of the high rate of discharge in higher density projects. In Yucca Valley, however, a number of high density projects have been constructed, and continue to operate effectively without sanitary sewer service, due to the type of soils present in Town. Listed below, in Table III-22 are the apartments and mobile home parks which occur in Town, including the size of the lot on which they occur, the number of units in the project, and the density per acre for the project or park. The Table clearly demonstrates that high density projects have and can continue to be constructed in Yucca Valley without sanitary sewer service, and that this condition does not pose a potential constraint on the development of housing.

**Table III-22
High Density Projects on Septic Systems**

Complex	Parcel Size	Units	Density
Regency Apts.	0.41 ac.	22	53/Ac.
Pines Apts.	1.23 ac.	20	16/Ac.
Sunnyslope Apts	1.99 ac.	33	17/Ac.
Yucca Inn	0.57 ac.	17	30/Ac.
Juniper Gardens	0.55 ac.	19	20/ac.
Imperial Apts.	1.65 ac.	18	11/Ac.
Aztec MHP	10.0 ac.	164	16/Ac.
Apache MHP	7.65 ac.	95	12/Ac.
Country Club MHP	13.76 ac.	98	7/Ac.
Royal Crest MHP	4.7 ac.	46	10/Ac.
Gates of Spain MHP	35.9 ac.	133	4/Ac.
Burnt Mtn. MHP	7.1 ac.	32	5/Ac.
Fairway MHP	5.43 ac.	82	15/Ac.
Yucca Valley MHP	1.93 ac.	59	30/Ac.

which had been made unnecessary by the 1995
 Federal Antitrust Act. The Commission's decision
 was based on 21 antitrust cases and on the
 fact that the law was not

There are a number of reasons why the law is not
 necessary. First, the law is not necessary because
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Table 10-1
 High-Speed Rail System

Station	Distance from New York	Time to New York	Cost to New York
New York	0	0	0
Washington	200	1.5	1.5
Chicago	700	3.5	3.5
St. Louis	900	4.5	4.5
Denver	1000	5.5	5.5
Phoenix	1100	6.5	6.5
San Francisco	1200	7.5	7.5
Los Angeles	1300	8.5	8.5
San Diego	1400	9.5	9.5
Seattle	1500	10.5	10.5
Portland	1600	11.5	11.5
San Jose	1700	12.5	12.5
San Francisco	1800	13.5	13.5
San Jose	1900	14.5	14.5
San Francisco	2000	15.5	15.5
San Jose	2100	16.5	16.5
San Francisco	2200	17.5	17.5
San Jose	2300	18.5	18.5
San Francisco	2400	19.5	19.5
San Jose	2500	20.5	20.5
San Francisco	2600	21.5	21.5
San Jose	2700	22.5	22.5
San Francisco	2800	23.5	23.5
San Jose	2900	24.5	24.5
San Francisco	3000	25.5	25.5
San Jose	3100	26.5	26.5
San Francisco	3200	27.5	27.5
San Jose	3300	28.5	28.5
San Francisco	3400	29.5	29.5
San Jose	3500	30.5	30.5
San Francisco	3600	31.5	31.5
San Jose	3700	32.5	32.5
San Francisco	3800	33.5	33.5
San Jose	3900	34.5	34.5
San Francisco	4000	35.5	35.5
San Jose	4100	36.5	36.5
San Francisco	4200	37.5	37.5
San Jose	4300	38.5	38.5
San Francisco	4400	39.5	39.5
San Jose	4500	40.5	40.5
San Francisco	4600	41.5	41.5
San Jose	4700	42.5	42.5
San Francisco	4800	43.5	43.5
San Jose	4900	44.5	44.5
San Francisco	5000	45.5	45.5
San Jose	5100	46.5	46.5
San Francisco	5200	47.5	47.5
San Jose	5300	48.5	48.5
San Francisco	5400	49.5	49.5
San Jose	5500	50.5	50.5
San Francisco	5600	51.5	51.5
San Jose	5700	52.5	52.5
San Francisco	5800	53.5	53.5
San Jose	5900	54.5	54.5
San Francisco	6000	55.5	55.5
San Jose	6100	56.5	56.5
San Francisco	6200	57.5	57.5
San Jose	6300	58.5	58.5
San Francisco	6400	59.5	59.5
San Jose	6500	60.5	60.5
San Francisco	6600	61.5	61.5
San Jose	6700	62.5	62.5
San Francisco	6800	63.5	63.5
San Jose	6900	64.5	64.5
San Francisco	7000	65.5	65.5
San Jose	7100	66.5	66.5
San Francisco	7200	67.5	67.5
San Jose	7300	68.5	68.5
San Francisco	7400	69.5	69.5
San Jose	7500	70.5	70.5
San Francisco	7600	71.5	71.5
San Jose	7700	72.5	72.5
San Francisco	7800	73.5	73.5
San Jose	7900	74.5	74.5
San Francisco	8000	75.5	75.5
San Jose	8100	76.5	76.5
San Francisco	8200	77.5	77.5
San Jose	8300	78.5	78.5
San Francisco	8400	79.5	79.5
San Jose	8500	80.5	80.5
San Francisco	8600	81.5	81.5
San Jose	8700	82.5	82.5
San Francisco	8800	83.5	83.5
San Jose	8900	84.5	84.5
San Francisco	9000	85.5	85.5
San Jose	9100	86.5	86.5
San Francisco	9200	87.5	87.5
San Jose	9300	88.5	88.5
San Francisco	9400	89.5	89.5
San Jose	9500	90.5	90.5
San Francisco	9600	91.5	91.5
San Jose	9700	92.5	92.5
San Francisco	9800	93.5	93.5
San Jose	9900	94.5	94.5
San Francisco	10000	95.5	95.5

Environmental Constraints

Flooding

Yucca Creek runs through the center of Town, roughly paralleling State Highway 62. Within this creek are most of the Town's areas subject to 100 year and 500 year floods, with average depths of less than one foot, and contributing drainage areas of less than one square mile. A Master Drainage Plan has been developed by a consulting engineer, to determine flood hazards in discreet regions. These regions are described in more detail in the Flooding and Hydrology Element of the General Plan.

Seismicity

The Town of Yucca Valley and the General Plan study area are located within an area of high seismic activity. The region is also a transitional geological zone, and the Town lies within a fault controlled basin that extends westward through Morongo Valley, and eastward beyond Twentynine Palms. The vicinity is one of the most active geological regions in the world, where two major tectonic plates, the Pacific and North American, collide and slip past one another.

Major seismic hazards include ground rupture, strong ground shaking, the potential for rockfalls, landslides, uneven settling and other threats. A more thorough discussion can be found in the Seismic Safety Element of the General Plan.

Editorial

Yours truly, the first of the great medical writers of the past century, Dr. William Osler, has been called the Father of Modern Medicine. He was a great writer, a great teacher, and a great man. His book, *Lectures on Diseases of Children*, is a masterpiece of medical literature. It is a book that every physician should read, and every student should study. It is a book that has been read and studied for over a century, and it is still one of the best books on the subject of children's diseases. It is a book that has been read and studied by generations of physicians, and it is still one of the best books on the subject of children's diseases. It is a book that has been read and studied by generations of physicians, and it is still one of the best books on the subject of children's diseases.

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HOUSING NEEDS

Special Housing Needs

In addition to the housing needs of all income categories, there are a number of households with special housing needs. These various needs are discussed below, categorically.

Single Parent Households

In general, single persons with dependent children need housing that is affordable as well as close to schools and daycare facilities. According to the 1990 Census there were 911 single-parent households in the Town of Yucca Valley with 221 male headed households and 690 female headed households⁹. Female headed single parent families tend to have a low rate of home ownership in comparison to other households and also tend to have lower household incomes.

Seniors

It is estimated that approximately 27.3% of the Town's population is currently over the age of 65¹⁰. This represents only a fractional drop over the 1993 estimate of 28%, and an increase of 1.3% over the 1990 Census estimate. Most seniors are on a fixed budget with many of them receiving their only income from Social Security benefits or pensions which are well below the County median household income. Therefore, housing affordability for seniors is an important issue. In addition to affordability needs, some seniors may need assistance with the maintenance and upkeep of their homes. However, as seniors become less independent, they may have special housing needs such as congregate care facilities which usually consist of apartments with a bedroom and kitchen, and which often provide meals and have organized activities.

In Yucca Valley, there are various services available for seniors, including the Senior Center which provides various activities for seniors to promote their involvement in the community, the Department of Social Services, which provides adult protection services for those who are neglected or abused, and In Home Supportive Services, which is an alternative to out of home care. Also, the Morongo Basin Adult Health Services is a senior respite care/day care facility which offers a variety of programs to enhance the quality of life for senior citizens.

The County of San Bernardino Department of Aging and Adult Services offers: volunteer opportunities, meals and home health programs, senior employment and ombudsman services, legal services, transportation and home repair, adult protective services, information and assistance programs, and adult protective services to the Morongo Basin¹¹.

Senior Information Referral (SIR), located within the Town of Yucca Valley provides additional services to seniors in the Town. The service is accessible to walk-in clients, and includes: a housing and rental list, in home service needs, home repair and property maintenance referrals, part time employment opportunities, limited legal services, counseling on Medicare and insurance plans, schedules of recreational activities, outreach calls to homebound seniors, blood pressure readings and volunteer phone assurance calls¹².

In Yucca Valley, most of the seniors-only communities are mobile home parks. There are eight mobile home parks with over 709 spaces within the Town of Yucca Valley, and 668 spaces which are restricted to seniors. Rent for mobile home spaces in the Yucca Valley area ranges from \$186 to \$300 per month. Table III-33 on page 60 illustrates the number of spaces, the monthly space rental amount, and whether the park is restricted to seniors only.

Congregate Care

Congregate housing is the contemporary version of the boarding house. It is long term housing in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. These facilities usually have a centralized dining room and kitchen where at least one hot meal per day is provided. Other services may include maid service, security/emergency services, recreation rooms, nursing assistance, and beauty salons. Nursing homes are also considered a type of congregate care. In the Town of Yucca Valley, there are several congregate care facilities, including: Crescent Care Center, El Dorado Manor and the Yucca Valley Retirement Home.

Handicapped

In the Yucca Valley area, there are two facilities for the handicapped and developmentally disabled: the Morongo Basin Work Activity Center and the Special Olympics, both located in Joshua Tree. The Morongo Basin Work Activity Center offers a sheltered workshop for the adult developmentally disabled and provides work training for all clients that attend. The

Special Olympics provides sports activities for the physically-mentally challenged, including: bowling, track and field, softball, basketball and volleyball.

The Americans with Disabilities Act requires that all new multi-family construction include a portion of units accessible to the handicapped. The Building and Safety Department in the Town of Yucca Valley requires compliance with these measures as part of the Building Permit review, issuance and inspection process.

Large Households

The 1990 Census indicates that there were 1,345 households in Yucca Valley with five or more members. Large families such as these have a special need for three, four, or more bedroom units. As of the 1990 Census, there were approximately 6,594 units in the Town with three or more bedrooms.

Homeless

It is difficult to quantify the number of homeless within each community, as they tend to be mobile, often moving from one Town or County to another. It has been estimated that there were thirty-two homeless persons in Yucca Valley in 1992¹³. Of these thirty-two homeless persons, 65% were under the age of eighteen, with 28% under the age of ten.

The Southern California Association of Governments (SCAG) has identified several factors in the increase in homeless persons in this area as well as throughout the country. These factors include the following:

- (1) The de-institutionalization and treatment of mentally ill patients;
- (2) The shortage of affordable housing;
- (3) A lack of employment opportunities; and
- (4) Negative family environments.
- (5) Drug and Alcohol Abuse

There are several programs in the Yucca Valley area which are available for the very poor and homeless. All churches in Yucca Valley were contacted regarding homeless assistance programs, and all refer people to the Way Station located on Hopi Street. This facility offers free hot lunches, clothing, furniture and appliances as well as job referrals. The Salvation Army distributes food to residents, and will help poor residents pay gas and electric bills. They also sponsor children to enable them to go to summer camp, and host thanksgiving and Christmas dinners annually¹⁴.

The Town's Development Code allows homeless shelters in any land use district, subject to review and approval of a Conditional Use Permit.

Desert Aids Project

The Desert Aids Project (DAP) provides services to HIV-positive individuals who reside in both San Bernardino and Riverside County. Although actual numbers of AIDS patients are not known, a spokesperson for DAP confirmed that they do have clients in the Yucca Valley area. The DAP provides anonymous HIV testing, counseling services, and volunteers who do shopping and other daily tasks for patients. Desert Aids Project has closed its office in the Town, but still provides services to clients through their Palm Springs office.

Drug and Alcohol Rehabilitation

In the desert area, there are various alcohol rehabilitation centers which include counseling and, in some cases, in-patient services. The Betty Ford Center, Unity Home, Turnoff Incorporated, Lost Heads Ranch, Shelter from the Storm and the Soroptimists House of Hope are some of the many facilities which offer these services to desert residents. The closest facility to Yucca Valley is the Panorama Recovery Ranch, which is located in Joshua Tree. The Ranch is a thirty bed licensed treatment and recovery facility for alcohol and chemical dependency¹⁵.

Farmworkers

Since there is no major agricultural activity within or near Yucca Valley, there is no special need for farmworker housing.

PRESERVATION OF ASSISTED UNITS

The purpose of this section is to provide an analysis of existing assisted housing developments that are vulnerable to change to non-affordable housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. Assisted housing includes state and local multi-family bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

Inventory of Units at Risk

Expiration of affordability restrictions on housing development can occur for a number of reasons. It can result from early redemption of housing revenue bonds, thereby removing income restrictions or other similar mechanisms. Other reasons for eliminating income restrictions include loss of tax shelter benefits for owners of affordable projects due to changes in the federal tax structure, although the Low Income Housing Tax Credit was made permanent by the U.S. Congress in 1993. Finally, owners of projects with a Section 8 contract generally have an eligible "opt-out" date when they may choose not to renew the Section 8 contract.

The subsidized multi-family projects in the Town of Yucca Valley include the following:

Table III-23
Assisted Units in the Town of Yucca Valley

Apartment/Agency	Address	# of Units
Sunwest Villas	7017 Mohawk Trail	50
Sunnyslope Apartments	6947 Mohawk Trail	33
County Housing Auth.	7441 Cherokee Trail	6
	7333 Dumosa Avenue	11
	55730 Pueblo	4
	56021 Papago Trail	9
Section 8		37
Total		150

Comprehensive discussions with managers of these units, and representatives from FmHA and the San Bernardino County Department of Housing and Community Development indicate that all affordable housing project managers are willing to continue to participate in their existing programs. None of the affordable housing projects within the Town are at risk of losing their affordability status within the next 10 years¹⁶.

Cost Analysis

Section 65583 (a)(8)(B) of the State Housing Element Law specifies that the analysis of assisted units shall include an estimate of the total cost of producing new rental housing which is comparable in size and rent

levels to an existing affordable project, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.

No multi-family units have been constructed in recent times in the Town. However, construction estimates of \$50.00 were found to be representative of the costs associated with constructing multi-family units in this area. Further assumptions were made, including a project size of 10 units, with an average of 750 square feet for each apartment. This resulted in the following estimates.

Table III-24
Typical Multi-Family Construction Cost

750 square foot unit X 10 units (two bedroom) =	7,500 SF
Total Building Area	7,500 SF
1. Construction Cost: 7,500 SF X \$50	\$375,000
2. Architecture/Engineering	\$ 37,500
3. Land Cost -2.5 acres, \$35,000 per acre	\$ 87,500
4. Contingency-20%	\$ 100,000
Total Replacement Cost	\$600,000

A similar analysis was performed to determine the costs for single family residences within the town, using the price range of \$10,000 per lot, as discussed below. The per square foot cost for single family residential was estimated at \$60 per square foot.

Table III-25
Single Family Residence, 1,300 s.f.

1. Construction Cost: 1,300 SF X \$60	\$ 78,000
2. Architecture / Engineering (1.5% of const. cost)	\$ 1,175
3. Land Cost	\$10,000
4. Contingency-10%	\$ 8,900
Total Construction Cost	\$98,075

Preservation of Assisted Units

State Housing Element Law also specifies that the assisted housing analysis shall identify the cost of preserving the existing assisted housing and whether it would be higher or lower than the estimated cost of new construction. Again, although not at risk, the apartments located at 57456 Lupine Drive were used as a model. The 1999 assessed valuation of the apartments was \$246,425. If loss of rent is accounted

for (utilizing a factor of 1.5 times the assessed value) the project could be purchased for approximately \$370,000, resulting in the cost of preserving the existing units to be \$230,000 lower than the cost of replacing them.

The following programs are available in Yucca Valley to provide assistance to affordable housing projects.

Multi-family Mortgage Revenue Bond Program:

This program is administered by the San Bernardino County Department of Economic and Community Development, and funds are provided by the State. The program provides below-market interest rate loans for development of new multi-family rental units with a minimum of thirty units. At least 40% of the units must be reserved for households with incomes at or below 60% of the County Median, and 20% of the units must be reserved for households with incomes at or below 50% of the County Median. Participants in this program can be individuals, partnerships, profit and nonprofit corporations, and loans will be amortized over 30 year terms and due in 12 to 15 years.

Redevelopment Agency Programs: California Redevelopment Law mandates that 20% of each Redevelopment Area's Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households.

State law authorizes the use of redevelopment funds to make sites available for the construction of new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas.

In addition to providing funds for a wide range of local housing programs, redevelopment enables the Town to issue bonds and otherwise finance housing construction and to acquire land for new housing. Redevelopment agencies also have imminent domain to acquire sites for housing, both within and outside of a project area.

Although the Town's current set-aside funds are limited to less than \$45,000 annually at this time, and most of this amount is pledged to debt service, as the

redevelopment area grows and develops, the Town will be able to use set-aside funds towards more substantial programs. In addition, the Town has already assisted in the provision of low income housing through its purchase of property which has now been converted to Unity Homes. This facility, which houses battered women, was funded through the General Fund, by a loan to the Redevelopment Agency, which will be paid back through set-aside funds.

State Housing Programs: The State Department of Housing and Community Development provides loans under the California Housing Rehabilitation Program. Under this program, HCD provides low-interest loans for the rehabilitation of rental housing including residential hotels. Loan limits range from \$15,000 for rehabilitation of residential hotel units to \$35,000 for 3 or more bedroom units. These loans are given only to maintain or convert to assisted units.

Existing Housing Needs

The recently prepared Regional Housing Needs Assessment (RHNA) (1999), identified the number of units required for each income category in the Town at this time. RHNA identifies a need for 2,542 very low income housing units, 1,506 low income housing units, and 3,430 moderate and above moderate income housing units, for a total of 7,479 housing units in total.

In addition, the 1990 Census data provided a breakdown of owner costs and rent paid in terms of household income, which are provided in the following two tables.

Although the Town's current on-site land use is mostly residential, the Town is required to provide a certain amount of land for industrial use.

In addition to providing land for a wide range of land uses, the Town is required to provide a certain amount of land for industrial use. The Town is required to provide a certain amount of land for industrial use.

From the beginning, the use of industrial land has been a key element in the development of the Town. The Town is required to provide a certain amount of land for industrial use.

The Town's current on-site land use is mostly residential. The Town is required to provide a certain amount of land for industrial use. The Town is required to provide a certain amount of land for industrial use.

The Town's current on-site land use is mostly residential. The Town is required to provide a certain amount of land for industrial use. The Town is required to provide a certain amount of land for industrial use.

The Town's current on-site land use is mostly residential. The Town is required to provide a certain amount of land for industrial use. The Town is required to provide a certain amount of land for industrial use.

Industrial Land Use

The Town's current on-site land use is mostly residential. The Town is required to provide a certain amount of land for industrial use. The Town is required to provide a certain amount of land for industrial use.

In addition, the Town is required to provide a certain amount of land for industrial use. The Town is required to provide a certain amount of land for industrial use.

Table III-26

Percent of Income Paid for Housing vs. Income Level
for Home Owners in the Town of Yucca Valley, 1990

% of Income Paid for Housing	# Households
Income <\$10,000	
<20%	117
20%-24%	53
25%-29%	19
30%-34%	23
>35%	265
Subtotal	477
Income \$10,000 to \$19,999	
<20%	368
20%-24%	43
25%-29%	94
30%-34%	21
>35%	249
Subtotal	775
Income \$20,000 to \$34,999	
<20%	474
20%-24%	65
25%-29%	135
30%-34%	101
>35%	216
Subtotal	991
Income \$35,000 to \$49,999	
<20%	343
20%-24%	148
25%-29%	48
30%-34%	56
>35%	52
Subtotal	647
Income \$50,000 or more	
<20%	725
20%-24%	97
25%-29%	11
30%-34%	13
>35%	0
Subtotal	846

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93..

Table III-27

Percent of Income Paid for Housing vs. Income
Level for Home Renters in the Town of Yucca
Valley, 1990

% of Income Paid for Housing	# Households
Income < \$10,000	
<20%	0
20%-24%	14
25%-29%	32
30%-34%	24
>35%	484
Subtotal	554
Income \$10,000 to \$19,999	
<20%	49
20%-24%	17
25%-29%	64
30%-34%	117
>35%	262
Subtotal	509
Income \$20,000 to 34,999	
<20%	129
20%-24%	180
25%-29%	102
30%-34%	49
>35%	38
Subtotal	498
Income \$35,000 to \$49,999	
<20%	235
20%-24%	13
25%-29%	0
30%-34%	0
>35%	10
Subtotal	258
Income \$50,000 or more	
<20%	147
20%-24%	20
25%-29%	0
30%-34%	0
>35%	0
Subtotal	167

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the U S Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Table 20.10
 Percent of Income from the Sale of the Firm's Assets
 for the Year Ending 1999

Percent of Income from the Sale of the Firm's Assets	Percent of Income from the Sale of the Firm's Assets
100	100
90	90
80	80
70	70
60	60
50	50
40	40
30	30
20	20
10	10
0	0

Source: U.S. Census Bureau, Bureau of Economic Analysis, Survey of Current Business, Table B-1, 1999.

Table 20.11
 Percent of Income from the Sale of the Firm's Assets
 for the Year Ending 1999

Percent of Income from the Sale of the Firm's Assets	Percent of Income from the Sale of the Firm's Assets
100	100
90	90
80	80
70	70
60	60
50	50
40	40
30	30
20	20
10	10
0	0

Source: U.S. Census Bureau, Bureau of Economic Analysis, Survey of Current Business, Table B-1, 1999.

Through utilization of this data from the 1990 Census, the total number of households overpaying for housing, i.e. paying over 30% of their total income, can be estimated. The following tables show the number of households in the Town which were overpaying for housing in terms of home owners and renters, respectively.

Table III-28
Home Owners Overpaying for Housing
Yucca Valley 1990

Household Income	# Households Overpaying
Income <\$10,000	288
Income \$10,000 to \$19,999	270
Income \$20,000 to \$34,999	317
Income \$35,000 to \$49,999	108
Income \$50,000 or more	13
TOTAL:	996

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

Table III-29
Home Renters Overpaying for Housing
Yucca Valley 1990

Household Income	# Households Overpaying
Income <\$10,000	508
Income \$10,000 to \$19,999	379
Income \$20,000 to \$34,999	87
Income \$35,000 to \$49,999	10
Income \$50,000 or more	0
TOTAL:	984

Source: Urban Decision Systems, Inc. Area Profile: Yucca Valley Town Limits, Area Summary, November 11, 1993 based on the US Census Bureau's 1990 Census, and the California Department of Finance, 5/93.

As shown in Tables III-27 and III-28 above, as many as 1,980 households, in terms of SCAG standards, were overpaying for shelter in 1990. It can be assumed that the households with higher incomes were not in need of "affordable" housing and/or housing assistance and chose to pay the higher costs for luxury items, location, etc. Therefore, because candidates for affordable housing are generally defined as those with

a total income of less than 80% of the County median, it is estimated that a maximum of 1,860 of these households were potentially in need of more affordable housing. However, the 1990 Census data also shows that of the 2,110 renter-occupied housing units, 1,680 (approximately 80%) were paying between \$200 and \$599 per month for housing.

There were 167 households paying less than \$200, 148 households paying between \$600 and \$999 and no household paying over \$1,000 per month. Almost all of these rates are exceptionally low, and since the majority of households, approximately 88%, are paying less than \$500 per month, it is evident that the market rate for rent in Yucca Valley is comparatively low.

Since 1990, several of the subsidized housing developments in the Town of Yucca Valley have been experiencing vacancies. The economic environment is so affordable, with low market rental rates, that it is no longer cost effective for older, less expensive developments to rehabilitate residential multi-family structures. As has been previously stated, the Town has historically experienced a high vacancy rate, and although a part of this vacancy can be attributed to seasonal or second home owners, the market has in the last 10 years suffered from high vacancy rates, which depress housing costs.

In the Town of Yucca Valley, almost 40% of the households are occupied by two persons, with over 29% occupied by one person. The following table offers a breakdown of the household sizes for 1999 in Yucca Valley.

Table III-30
Town of Yucca Valley Household Size 1999

#Persons	# Households	%
1 Person	2,193	29.25%
2 Persons	2,998	39.99%
3 to 4 Persons	1,717	22.9%
5 or more Persons	592	7.9%

Source: National Decision Systems, July 1999

This table can be categorized in the following two tables, which present the income levels and rates by family size for the various categories as determined by the State Department of Housing and Community Development (DHCD), and based on the Census Bureau's household income. The median household income for the Thompson County for 2005 is \$47,290. "Very low" income is defined as less than 50% of the County median; "low" income is defined as 50% to 60% of the County median; "moderate" income is defined as 60% to 120% of the County median; and "upper moderate" income is more than 120% of the County median. The purpose of this report, this analysis will focus only on the lower end moderate income categories.

Table III-31
Affordable Housing Income Levels
County of San Bernardino, 1998

Size of Family in Units	Annual Income Range	Very Low	Low	Moderate	Upper Moderate
1	\$16,000 - \$24,450	\$16,000	\$24,450	\$33,000	\$39,600
2	\$18,900 - \$28,200	\$18,900	\$28,200	\$37,200	\$44,640
3	\$21,150 - \$31,000	\$21,150	\$31,000	\$41,400	\$49,680
4	\$23,400 - \$33,750	\$23,400	\$33,750	\$45,600	\$54,720
5	\$25,650 - \$36,000	\$25,650	\$36,000	\$49,800	\$59,760
6	\$27,900 - \$38,250	\$27,900	\$38,250	\$54,000	\$64,800
7	\$30,150 - \$40,500	\$30,150	\$40,500	\$58,200	\$69,840
8	\$32,400 - \$42,750	\$32,400	\$42,750	\$62,400	\$74,880

Source: California Department of Housing and Community Development, Income Levels for San Bernardino County, 1998.

As shown, the income levels for the various income categories range from \$16,000 per year for a very low income household to \$42,750 per year for an upper moderate income household. Based on the income level shown in the table, the following is a list of the income levels for each family size and income type. Any unit that is less than \$16,000 per year (less than 50% of the County median) would be considered "very low" income. Any unit that is between \$16,000 and \$24,450 per year (50% to 60% of the County median) would be considered "low" income. Any unit that is between \$24,450 and \$33,000 per year (60% to 120% of the County median) would be considered "moderate" income.

Table III-32
Affordable Housing Income Levels
San Bernardino County, November 2006

Size of Family in Units	Very Low	Low	Moderate	Upper Moderate
1	\$16,710	\$25,065	\$33,420	\$40,110
2	\$19,635	\$29,478	\$39,300	\$47,160
3	\$22,560	\$33,840	\$45,120	\$54,150
4	\$25,485	\$38,205	\$50,940	\$61,140
5	\$28,410	\$42,570	\$56,760	\$68,130
6	\$31,335	\$46,935	\$62,580	\$75,120
7	\$34,260	\$51,300	\$68,400	\$82,110
8	\$37,185	\$55,665	\$74,220	\$89,100

Source: Based on the California Department of Housing and Community Development, Income Levels for San Bernardino County, 2006.

The table for housing rental rates ranges from \$41.71 per month for a very low income household to \$111.70 per month for an upper moderate income household of eight persons.

As noted previously, the majority of income for the majority of persons less than 50% of the County median would be considered "very low" income. Due to the fact that the majority of income is derived from the rental rate of a particular community, the following table offers a more specific example of rental rates for the lower end of the income categories in the Town of Yuca Valley.

This table can be compared to the following two tables, which present the income limits and rents by family size for the various income categories as defined by the State Department of Housing and Community Development (HCD) and based on the County median household income. The median household income for San Bernardino County for 1999 is \$47,200¹⁷. "Very low" income is defined as less than 50% of the County median; "low" income is defined as 50% to 80% of the County median; "moderate" income is defined as 80% to 120% of the County median; and "above moderate" income is more than 120% of the County median. For purposes of discussion, this analysis will focus only on the lower and moderate income categories.

Table III-31
Affordable Housing, Income Limits
County of San Bernardino, 1999

# of Persons In Family	Annual Income Stan- dards			
	Very Low	Low	Median	Moderate
1	\$16,500	\$26,450	\$33,050	\$39,650
2	\$18,900	\$30,200	\$37,750	\$45,300
3	\$21,250	\$34,000	\$42,500	\$51,000
4	\$23,600	\$37,750	\$47,200	\$56,650
5	\$25,500	\$40,800	\$51,000	\$61,200
6	\$27,400	\$43,800	\$54,750	\$65,700
7	\$29,250	\$46,800	\$58,550	\$70,250
8	\$31,150	\$49,850	\$62,300	\$74,800

Source: California Department of Housing and Community Development, Income Limits for San Bernardino County 1999

As shown, income limits for the various income standards range from \$16,500 per year for a very low income household of one person to \$74,800 per year for a moderate income household of eight persons. Based on the income limits shown in Table III-31, above, the following table shows 30% of monthly rents for each household size and income type. Any rents paid which exceed these amounts (more than 30% of gross monthly income for rent) are considered "overpayment" households.

Table III-32
Maximum Affordable Rents
San Bernardino County, December 1999

# of Persons In Family	Monthly Rent Limit			
	Very Low	Low	Median	Moderate
1	\$413	\$661	\$826	\$991
2	\$473	\$755	\$944	\$1,133
3	\$531	\$850	\$1,062	\$1,275
4	\$590	\$944	\$1,180	\$1,416
5	\$638	\$1,020	\$1,275	\$1,530
6	\$685	\$1,095	\$1,369	\$1,643
7	\$731	\$1,170	\$1,464	\$1,756
8	\$779	\$1,246	\$1,557	\$1,870

Source: Based on the California Department of Housing and Community Development, Income Limits for San Bernardino County, 1999

The limit for housing overpayment ranges from \$413 rent per month for a very low income household of one person, to \$1,870 rent per month for a moderate income household of eight persons.

As stated previously, the majority of renters in the community are paying less than \$500 per month, with rates ranging between the very-low and low income overpayment limits. Due to the fact that this overpayment criteria is directly related to the rental rates in a particular community, the following table offers a more specific example of rental rates for the larger market-rate apartment complexes in the Town of Yucca Valley.

Table III-33
Representative Apartment Rental Rates in
Yucca Valley for 2000

Complex	Address	Units /Bedrms	Rate
Sunwest Villas*	7017 Mohawk	50/2	\$452
Pines Apartments	56869 Antelope	20/1	\$350
Sunnyslope Apts*	6947 Mohawk	33/1	Adj / income
Yucca Inn Motel and Apartments	7500 Camino Del Cielo	17/1	\$850
Cactus Gardens	57-545 Yucca Tr	19/2	\$415

Source: Personal conversations with property managers, area Realtors and First American Title, March 2000.

* Indicates subsidized, however rates provided are market rates which are subsidized after approval of tenant application.

The rental rates range from a low of \$350 per month for a one bedroom/one-bath unit to a high of \$850 for a one-bedroom/one-bath unit. In comparing the overpayment limits to the rental rates in Yucca Valley, most rental units available have monthly rents which are below the low income overpayment limits. Several of the affordable housing projects, including Sunnyslope apartments and Sunwest Villas have been experiencing vacancies, indicating that the supply of affordable housing, which is currently available in the Town of Yucca Valley, exceeds the demand for such units.

The majority of households are paying less than \$500 per month, illustrating that the majority of apartments in Yucca Valley have rental rates below low income overpayment standards. Therefore, the estimate based strictly on Census overpayment data for 1990 is likely to be significantly higher than is actually the case.

Mobile Home Parks

In addition to the apartment complexes listed above, there are also a number of mobile home parks within the Town which have rental rates far below low income overpayment limits. There are 150 existing subsidized housing units, with an additional 709 mobile homes with rental rates far below low income overpayment limits. Prices for previously owned mobile homes range in price from approximately \$5,000 to over \$80,000 for larger, luxury models which are not prevalent in the Yucca Valley area. Rent for mobile home spaces in Yucca Valley ranges from \$248 to \$300 per month. The following table illustrates the number of spaces, the monthly space rental amount, and whether the park is restricted to seniors only.

Table III-34
Mobile Home Park Characteristics Yucca Valley

Mobile Home	Total Spaces	Rent / Month	Seniors Only
Apache Mobile Home Park	136	\$260	YES
Aztec Mobile Home Park	164	\$283	YES
Country Club Mobile Estates	110	\$286	YES
Fairway Mobile Estates	82	\$248	YES
Gates of Spain Mobile Est.	129	\$293	YES
Royal Crest Park	47	\$236	YES
Yucca Valley Mobile Home Park	41	\$300	NO

Source: Personal conversations with all on-site managers, March, 2000.

It is clear from this table that all of the Town's mobile home parks are both senior housing opportunities and suppliers of affordable housing to the community. The continued viability of these parks, and the preservation of affordable housing for seniors, are mutually beneficial goals for the Town to pursue.

Table 10-10 Estimated average annual income in Yuma Valley for 1950		Table 10-11 Estimated average annual income in Yuma Valley for 1950	
Category	Estimated income	Category	Estimated income
Wages	10.2	Wages	10.2
Salaries	2.5	Salaries	2.5
Profits	1.5	Profits	1.5
Interest	1.5	Interest	1.5
Dividends	1.5	Dividends	1.5
Retirement	1.5	Retirement	1.5
Unemployment	1.5	Unemployment	1.5
Other	1.5	Other	1.5
Total	20.2	Total	20.2

Source: Bureau of Economic Analysis, U.S. Department of Commerce, Bureau of Economic Analysis, Washington, D.C., 1950.

The average income in the Yuma Valley for 1950 was \$20.20 per year. This is a very low income for a family of four. The average income in the Yuma Valley for 1950 was \$20.20 per year. This is a very low income for a family of four.

The average income of households in the Yuma Valley for 1950 was \$20.20 per year. This is a very low income for a family of four.

The average income of households in the Yuma Valley for 1950 was \$20.20 per year. This is a very low income for a family of four.

Table 10-12 Estimated average annual income in Yuma Valley for 1950		Table 10-13 Estimated average annual income in Yuma Valley for 1950	
Category	Estimated income	Category	Estimated income
Wages	10.2	Wages	10.2
Salaries	2.5	Salaries	2.5
Profits	1.5	Profits	1.5
Interest	1.5	Interest	1.5
Dividends	1.5	Dividends	1.5
Retirement	1.5	Retirement	1.5
Unemployment	1.5	Unemployment	1.5
Other	1.5	Other	1.5
Total	20.2	Total	20.2

The average income of households in the Yuma Valley for 1950 was \$20.20 per year. This is a very low income for a family of four.

Future Housing Needs

The Southern California Association of Governments (SCAG) has determined future needs by adding its projected growth to the number of units necessary to meet vacancy goals and to compensate for anticipated demolitions. The Future Needs Allocations are then distributed by four income categories: "very low" (less than 50% of the County median income), "low" (50-80%), "moderate" (80-120%), and "high" (120% or more of median County income). The following Table represents the RHNA developed in 1999 for the Town of Yucca Valley for the period from 1998 to 2005.

The Town is estimated to require 249 very low and low income housing units for the current planning period. The Moderate and High Income households are not considered to be affordable and are therefore not considered in the affordable housing needs assessment. From 1994 through 1999, 128 building permits were issued, all for single family residential units, for an average annual total of 21 units. The RHNA assigned to the Town for the current planning period represents an annual average construction need of 83 units per year. Table III-35 shows the objectives for the number of housing units that can be constructed, rehabilitated and conserved by income category.

Table III-36
Quantified Objectives Matrix (1998-2005)

Income Category	Very Low	Low	Moderate	High	Total
New Construction	154	95	114	219	582
Rehabilitation	25	25	0	0	50
Conservation	10	5	0	0	15

Rehabilitation Needs

The housing survey conducted by Town staff in December 1992 and January 1993, included an assessment of housing conditions. This survey revealed that approximately 93 single-family units were in "poor" condition (major aesthetic and considerable structural maintenance necessary) while 17 units were judged to be in "unacceptable" condition (considerable dilapidation, health and safety a concern). In preparation for this Housing Element

Update, Town staff identified specific properties which currently could benefit from assistance (please refer to **Housing Rehabilitation Programs**, above.)

There are a number of programs available to assist homeowners and those who own rental units (Please refer to the **Existing Affordable Housing Programs Section** for a more detailed discussion).

Energy Conservation

With temperatures ranging from below freezing to above 100° in Yucca Valley, energy is in high demand for heating and cooling, making conservation measures

Table III-35
Future Housing Needs by Income Category 1998-2005

Income Category	Number of Units
Very Low	154
Low	95
Moderate	114
High	219
Total	582

Source: Southern California Association of Governments, Regional Housing Needs Assessment, 1999

an important issue. Various energy conservation methods are required by Title 24 of the California Administrative Code as well as the Uniform Building and Electrical Codes. In addition, Southern California Edison and the Southern California Gas Company can provide assistance for energy efficient design in new development and also give rebates as an incentive for upgrading to more energy efficient appliances, air conditioners and the more efficient use of fuel.

Any energy conservation measures required in addition to Title 24 (such as solar energy) should be evaluated as to their relative reduction in monthly utility bills, since such measures can greatly add to the cost of new construction. Nonetheless, the cost/benefit of alternative energy, and especially energy conserving construction standards and appliances should be given careful consideration in new construction and rehabilitation.

Efficient land use planning can also help to reduce energy consumption by locating new residential projects in close proximity to employment and commercial centers. Incorporation of mass transit stops and other measures to encourage alternate forms

of transportation (i.e. bicycle lanes, locker and shower facilities in commercial projects) can also conserve energy and improve local air quality.

FUTURE DIRECTIONS

It is the responsibility of the Town of Yucca Valley to maximize private and public efforts to provide adequate and affordable housing opportunities to all of its residents regardless of race, religion, sex, marital status, ancestry, national origin, or color. The Town must coordinate with County and State agencies to assist in the development of adequate housing to meet the needs of low and very low income households, to conserve and improve the condition of existing affordable housing stock, and to make available information regarding the wide range of programs available for housing rehabilitation, construction and assistance.

The Town also has the opportunity to facilitate the development of affordable housing by the private sector, through the use of Redevelopment Agency programs, as well as through the facilitated use of other governmental programs. The Town's Redevelopment set-aside funds total approximately \$43,000 annually, which provides for limited funding of specific programs. Of this amount, approximately \$33,000 is pledged to debt service. The Town therefore can expect to have approximately \$10,000 annually to devote to affordable housing programs.

In addition, the Town issued a bond in the previous planning period, as part of its Redevelopment efforts, which generated approximately \$300,000 in funds to be dedicated to affordable housing programs. These funds have not been dedicated to specific activities at this time. One requirement of this Housing Element update, however, was to identify and direct the needs of the community, in order to provide the Town with a better understanding of how the bond funds could be expended to help the community in this planning period.

Need for Infrastructure Improvements

The Town of Yucca Valley was initially developed as a rural community, where the paving of roads and the provision of infrastructure was secondary to the lifestyle of the community. Over time, several low income neighborhoods in the core of the Town have suffered from the early development patterns supported when the community was unincorporated County land. The Town has, in recent years, struggled with the need to improve services and facilities to a number of areas in the Town which require such improvements.

As part of this Housing Element update, policies and programs are included which will enable the Town to evaluate what low and very low income areas could be assisted through an infrastructure improvement program.

PUBLIC PARTICIPATION

As part of this Housing Element update, a joint public workshop was held with the Town Council and Planning Commission. Public hearings were also held before both these bodies as part of the adoption process. In addition, contacts were made with all providers of affordable housing within the Town, with particular emphasis on agencies such as the San Bernardino Housing Authority, and similar groups. This effort included advertising in the Town newspaper, verbal communication, and distribution of written information to stakeholders.

HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.

GOAL 2

The development of affordable housing projects in the Town of Yucca Valley for very low, low and moderate income households to meet the community's need.

GOAL 3

The maintenance and rehabilitation of the Town's core neighborhoods.

Policy 1

Ensure that the quality of existing and future dwelling units in neighborhoods within the Town of Yucca Valley is preserved and maintained.

Program 1.A

Working with the County of San Bernardino, use Housing set-aside funds for the Home Improvement Program allowing grants and loan assistance programs for qualifying low income households in order to encourage the rehabilitation of existing housing units (Quantified Objective #2).

Responsible Agency: Redevelopment Agency; Community Development Department; County of San Bernardino

Schedule: To be determined each fiscal year, based on budgetary constraints and opportunities.

Program 1.B

All Town codes, including the Uniform Building Code, will be enforced in the Town so that existing units are maintained in good repair.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Program 1.C

Develop a program for the rehabilitation of sub-standard multi-family residential units using available subsidies for lower income residents which strives to assist in the rehabilitation of 3 multi-family units annually. (Quantified Objective #2)

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 2001-2002.

Program 1.D

Identify existing core neighborhoods with substandard infrastructure, including unpaved or partially paved roads, substandard water lines, and flooding problems, and quantify the need for improvements.

Responsible Agency: Community Development Department; Building Department

Schedule: 2000-01; Continuous.

Policy 2

Provide residential lands that are adequate to meet the housing objectives for the Town.

Program 2.A

Maintain the inventory of all land suitable for residential development in the Land Use Element.

Responsible Agency: Community Development Department

Schedule: 1999-00, Continuous.

Program 2.B

Maintain land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with the low density rural character of the Town.

Responsible Agency: Community Development Department

Schedule: Continuous.

Policy 3

Meet the housing needs of the low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A

For developments which will restrict their units to very low, or low income households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 3.B

Maintain a regular contact with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance and HOME rental property rehabilitation programs within the Town are actively pursued.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Continuous.

Program 3.C

Work with private organizations, including Angelview Crippled Childrens' Foundation, in assisting whenever possible in the housing of handicapped residents in the community. The Town Council shall consider the waiver of planning and engineering plan check fees for such projects as they occur.

Responsible Agency: Community Development Department

Schedule: 2000-2001.

Article 1
States that the policy of the State is to ensure that the Town of
Towson is a safe and secure place.

Program 1.1
To develop and maintain the Town of Towson as a safe and secure place, the Town shall...
Responsible Agency: Community Development
Department: Planning Department
Schedule: 2000-2001

Program 1.2
To develop and maintain the Town of Towson as a safe and secure place, the Town shall...
Responsible Agency: Community Development
Department: Planning Department
Schedule: 2000-2001

Program 1.3
To develop and maintain the Town of Towson as a safe and secure place, the Town shall...
Responsible Agency: Community Development
Department: Planning Department
Schedule: 2000-2001

Program 1.4
To develop and maintain the Town of Towson as a safe and secure place, the Town shall...
Responsible Agency: Community Development
Department: Planning Department
Schedule: 2000-2001

Program 1.5
To develop and maintain the Town of Towson as a safe and secure place, the Town shall...
Responsible Agency: Community Development
Department: Planning Department
Schedule: 2000-2001

Policy 1
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.1
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.2
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.3
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Policy 2
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.4
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.5
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.6
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Policy 2
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 2.7
To provide essential lands that are adequate to meet the
housing objectives for the Town.

Program 3.D

Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the San Bernardino County Housing Authority. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at Town Hall and at the Library.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 3.E

Continue to work with the County of San Bernardino Housing Authority to encourage the development of the 11 acres owned by the Housing Authority in Town for affordable housing.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 1999-00, Continuous.

Program 3.F

Maintain provisions for the development of homeless shelters and transitional housing through the religious community, as a conditional use in the Development Code.

Responsible Agency: Community Development Department

Schedule: Continuous.

Policy 4

Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A

Expediently calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.

Responsible Agency: Redevelopment Agency

Schedule: Annual.

Program 4.B

A Mortgage Assistance Program for qualifying households shall be established and funded with Housing set-aside funds when available (Quantified Objective #1). The Program could include, but is not limited to, a "silent second" provision, provide downpayment assistance, or cover non-recurring closing costs. In the interim, the Town will participate through the County of San Bernardino's First Time Homebuyer's Program.

Responsible Agency: Redevelopment Agency

Schedule: 2002-2003.

Program 4.C

Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these applications within 30 days of receipt. When conditional use permits or development review is required prior to application submittal, the Town shall fast-track such applications to ensure that submittals are not delayed, assuming a timely submittal by the developer.

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: 2000-2001; Continuous.

Program 4.D

Continue to distribute the County of San Bernardino's handout materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. The Town will promote fair housing by providing brochures and posting information at Town Hall.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 4.E

Should the Town be notified of intent to sell any at-risk affordable housing developments, all possible funding sources, including CDBG and RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the San Bernardino County Housing Authority and Catholic Charities will be notified immediately of any such properties for sale. The Town will be responsible for monitoring at-risk projects on an on-going basis and will provide relevant information to tenants and the community as needed. (Quantified Objective #4)

Responsible Agency: Community Development Department; Redevelopment Agency

Schedule: Ongoing.

Policy 5

Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A

Conversion of existing mobile home parks to permanent housing will continue to be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.

Responsible Agency: Community Development Department

Schedule: Immediate; Continuous.

Policy 6

To ensure the provision of housing that is efficient in its use of energy and natural resources.

Program 6.A

Ensure that new development and rehabilitation efforts, whenever possible, maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.

Responsible Agency: Community Development Department; Southern California Edison

Schedule: Immediate; Continuous.

Policy 7

Residential development in the Town of Yucca Valley will preserve and protect as much as possible, the desert flora and fauna.

Program 7.A

Maintain a Planned Residential Development (PRD) permit ordinance which shall allow flexibility in development standards to encourage housing construction while preserving open space, flora, fauna, and other natural resources.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 8

Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A

Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.

Responsible Agency: Community Development Department

Schedule: On-going, as Specific Plans are submitted.

Program 8.B

Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure, through the use of incentives such as the Home Improvement grants.

(Quantified Objective #2).

Responsible Department: Redevelopment Agency

Schedule: Continuous

Program 8.C

Ensure that in-fill development occurs in areas with adequate infrastructure development to support build-out of the neighborhood, including streets and water and sewer lines.

Responsible Department: Community Development Dept.

Schedule: Continuous

Program 8.D

Identify and maintain a database of infill lots throughout the community which would be appropriate for the development of affordable housing, including self-help ownership housing. Promote these parcels in the development community, through brochures, potential streamlined processing incentives, and other means.(Quantified Objective #3)

Responsible Agency: Community Development Department

Schedule: 2000-2001

Policy 9

Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 9.A

Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct Town funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.

Responsible Department: Community Development Department; Redevelopment Agency; Housing Authority

Schedule: 2000-2001; Continuous

Program 9.B

Encourage development of second units on single family lots, a cost-effective housing opportunity for all segments of the population, by providing information packets at Town Hall on second unit construction and the conditions set forth in both the Development Code and in Government Code Section 65852.1.

Responsible Department: Community Development Department

Schedule: Continuous

Policy 10

Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 10.A

Establish a program of grants and loans to senior residents utilizing set-aside funds to encourage maintenance and rehabilitation of existing housing units (Quantified Objective #5).

Responsible Agency: Redevelopment Agency

Schedule: 2000-2001.

Program 10.B

Provide assistance to developers of affordable senior housing through Housing set-aside funds and bond proceeds whenever possible (Quantified Objective #6).

Responsible Agency: Redevelopment Agency

Schedule: 2000-2001; Continuous

Program 10.C

In older neighborhoods where low and very low income seniors are the primary residents, consider the assignment of bond proceeds for the improvement of streets, water and flood control improvements to bring these facilities into compliance with current standards.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 10.D

For developments which will restrict their units to senior households, the Town shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.

Responsible Agency: Community Development Department

Schedule: Continuous.

Program 10.E

Work with private organizations in obtaining financing for senior and affordable housing project expansion through the Town's Redevelopment Agency as funds become available. The Town shall consider providing assistance in the form of direct subsidy, waiver of fees, reimbursement of connection fees for water meters, or other incentives as they become available. (Quantified Objective #3)

Responsible Agency: Town Manager's Office; Redevelopment Agency

Schedule: On-going.

Policy 11

Encourage the preservation of home town and rural atmosphere through design standards.

Program 11.A

Require Specific Plan projects to develop design guidelines which provide for buffers between land uses, small scale development, and appropriate architecture.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 11.B

Residential projects shall be required to provide bicycle and pedestrian facilities, including trails, sidewalks, benches and open space areas.

Responsible Agency: Community Development Department

Schedule: Continuous

Policy 12

High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A

Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 12.B

Ensure that affordable and senior housing projects are located in areas with adequate public improvements, including streets and sidewalks.

Responsible Agency: Community Development Department

Schedule: Continuous

Program 12.C

Identify and support the conversion of vacant or under-utilized motel or apartment projects to affordable senior housing by private developers utilizing State tax credit programs.

Responsible Agency: Community Development Department

Schedule: 2001-2002; Continuous

QUANTIFIED OBJECTIVES

1. The Mortgage Assistance Program will assist up to 15 very low and low income households annually through grants for down-payments and closing costs. (Program 4.B)
2. The Town Redevelopment Agency shall participate in 3 Home Improvement grants of up to \$2,500 each from housing set-aside funds annually to assist very low and low income homeowners in improvement of their property. (Programs 1.A, 1.C, 8.B)
3. The Town will work with privately funded housing programs such as Habitat for Humanity to encourage the construction of 3 ownership units annually. (Program 8.D, 10.E)
4. The Town will work with the owners of all affordable housing projects to protect units currently restricted to low income households from reverting to market housing. (Program 4.E)
5. The Town Redevelopment Agency shall establish a program of grants and loans to senior residents for up to 3 households annually in the amount of \$2,500 per household. (Program 10.A)
6. The Town will provide assistance to developers of senior housing through housing set-aside funds whenever possible (up to 5 senior households annually). (Program 10.B)
7. The Town through its Redevelopment Agency, the County Housing Authority, or other entity, shall make every effort to facilitate the development of at least 10 single family or multi-family affordable housing units, annually.
8. The Town shall encourage the development by private parties of all housing types for all income levels. The objective shall be to meet the numbers in the quantified objectives matrix, Table III-35, to balance subsidized units with privately developed units.

1. California Department of Finance, May 1993
2. Department of Finance, City/County Population and Housing Estimates, January, 1999.
3. Urban Decision Systems, Inc. Area Profile: Yucca Valley
4. Ibid
5. Ibid. 1999 estimates by National Decision Systems, July 1999.
6. Community Development Department, Town of Yucca Valley.
7. Ibid.
8. Terra Nova Planning & Research Inc., Survey, December 1992, January 1993 and Urban Decision Systems 5/93.
9. U.S. Bureau of the Census, 1990 Census.
10. National Decision Systems, 1999.
11. Geri Sanchez, San Bernardino County Dept of Aging & Adult Senior Information & Referral, March, 2000.
12. Ibid
13. San Bernardino Homeless Coalition Survey, Nov 1992
14. Peggy Bush, The Salvation Army, March, 2000.
15. San Bernardino Board of Supervisors, Nov 8 1993
16. Rebecca Hoepcke, Department of Housing and Community Development, March 2000.
17. Department of Housing and Community Development, 1999 Income Limits.

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